

# PANETTA CONSTRUCTION CO., INC.

HOME BUILDERS



P.O. BOX 1046  
CONCORD, MA 01742  
(617) 259-0629 (508) 369-4946

January 26, 1995

Naomi E. McManus  
Executive Director  
Acton Housing Authority  
68 Windsor Avenue  
Acton, Mass. 01720

RE: Affordable Housing Project Sudbury Road

Dear Mrs. McManus:

At this time Doug Macone and I, request the opportunity to stand before The Board of The Acton Community Housing Committee on February 16, 1995, for the purpose of the presentation of a preliminary conceptual plan of an Affordable Housing Project, by means of comprehensive permit via the states "Local Initiative Program".

We would like to reconfirm our previous intentions of working with all local boards & administrations in looking for their suggestions and support in regards to this potential project.

We would also like to thank you for your time and assistance in directing us through this process.

Very Sincerely Yours,

Frank J. Panetta  
President Panetta Const. Co. Inc.

Acton: Sudbury Road Project

36 units @

1500 Sq. ft.

20% Downside To A.M.A.

	<u>Cost</u>	<u>Per unit</u>	<u>Percent</u>
<b>TOTAL PROJECT COSTS</b>	\$3,780,000	\$105,000	100%
Site costs	\$848,610	\$23,573	22.45%
Construction costs	\$2,198,448	\$61,068	58.16%
General conditions	\$308,448	\$8,568.00	8.16%
Soft costs	\$424,116	\$11,781	11.22%
<b>TOTAL PROJECT SALES</b>			
28 UNITS @ \$145,000	\$4,060,000		
8 UNITS @ \$0	\$0		
UNITS @ \$0	\$0		
<b>GROSS SALES</b>	\$4,060,000		
<b>GROSS PROFIT</b>	\$280,000	\$7,778	7.41%
Less land costs	\$325,000		
<b>NET PROFIT</b>	(\$45,000)	(\$1,250)	-1.19%

Acton: Sudbury Road Project

36 units @

1500 Sq. ft.

20 % Donated To A, H, A, ...

	<u>Cost</u>	<u>Per unit</u>	<u>Percent</u>
<b>TOTAL PROJECT COSTS</b>	\$3,780,000	\$105,000	100%
Site costs	\$848,610	\$23,573	22.45%
Construction costs	\$2,198,448	\$61,068	58.16%
General conditions	\$308,448	\$8,568.00	8.16%
Soft costs	\$424,116	\$11,781	11.22%
<b>TOTAL PROJECT SALES</b>			
28 UNITS @ \$155,000	\$4,340,000		
8 UNITS @ \$0	\$0		
UNITS @ \$0	\$0		
<b>GROSS SALES</b>	\$4,340,000		
<b>GROSS PROFIT</b>	\$560,000	\$15,556	14.81%
Less land costs	\$325,000		
<b>NET PROFIT</b>	\$235,000	\$6,528	6.22%

Acton: Sudbury Road Project

36 units @

1500 Sq. ft.

(L.I.P.) 25% Sold as agreed

	<u>Cost</u>	<u>Per unit</u>	<u>Percent</u>
<b>TOTAL PROJECT COSTS</b>	\$3,780,000	\$105,000	100%
Site costs	\$848,610	\$23,573	22.45%
Construction costs	\$2,198,448	\$61,068	58.16%
General conditions	\$308,448	\$8,568.00	8.16%
Soft costs	\$424,116	\$11,781	11.22%
<b>TOTAL PROJECT SALES</b>			
27 UNITS @ \$145,000	\$3,915,000		
9 UNITS @ \$94,500	\$850,500		
UNITS @	\$0		
<b>GROSS SALES</b>	\$4,765,500		
<b>GROSS PROFIT</b>	\$985,500	\$27,375	26.07%
Less land costs	\$325,000		
<b>NET PROFIT</b>	\$660,500	\$18,347	17.47%

Acton: Sudbury Road Project

36 units @

1500 Sq. ft.

(L.I.P.) 25% direct

	<u>Cost</u>	<u>Per unit</u>	<u>Percent</u>
<b>TOTAL PROJECT COSTS</b>	\$3,780,000	\$105,000	100%
Site costs	\$848,610	\$23,573	22.45%
Construction costs	\$2,198,448	\$61,068	58.16%
General conditions	\$308,448	\$8,568.00	8.16%
Soft costs	\$424,116	\$11,781	11.22%
<b>TOTAL PROJECT SALES</b>			
27 UNITS @ \$155,000	\$4,185,000		
9 UNITS @ \$94,500	\$850,500		
UNITS @	\$0		
<b>GROSS SALES</b>	\$5,035,500		
<b>GROSS PROFIT</b>	\$1,255,500	\$34,875	33.21%
Less land costs	\$325,000		
<b>NET PROFIT</b>	\$930,500	\$25,847	24.62%

# PANETTA

CONSTRUCTION CO., INC.

May 15, 1996

Mr. Garry A. Rhodes  
Building Commissioner  
Town of Acton  
472 Main Street  
Acton, MA 01720

Re: Staff Comments on Westside Village

Dear Mr. Rhodes:

Doug Macone and I have reviewed your letter of May 3rd regarding our proposed Sudbury Road project and the related staff memoranda transmitted with your letter which included the Engineering Department's memorandum of April 29th, the Fire Chief's memorandum of April 24th, the Health Director's memorandum of April 11th, the Town Planner's memorandum of April 16th, and the Municipal Properties Director's memorandum of April 19th. As we all agreed at your staff meeting on April 9, 1996, our plans are preliminary by necessity at this time because the Local Initiative Program (LIP) is based upon the following steps:

- Step 1 Written support for the housing must be obtained from the Acton Board of Selectmen.
- Step 2 Application must be made to EOCD to determine if the project meets State criteria for LIP housing.
- Step 3 A "Comprehensive Permit" must be granted by the Acton Board of Appeals.

As we have discussed with the Town staff, upon completion of Steps 1 and 2, Westside Village will work closely with you and the other Town departments to prepare a set of definitive plans prior to application for a Comprehensive Permit. However, in the interim, let me try to respond to the points raised in the memoranda referenced above:

- A. Application Pursuant to Acton's Zoning Bylaw Section 4.4.4 Major Affordable Housing Development Versus the Local Initiative Program - Westside Village cannot comply with at least three of the Zoning Bylaw requirements for a Major Affordable Housing Development. These requirements can be summarized as follows:

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1. Section 4.4.4.1 Affordability Provisions: Subsection (a) requires a minimum of 40% of the units to be sold or rented to moderate income households; or Subsection (b) requires a minimum of 30% of the units to be sold to the Acton Housing Authority; or Subsection (c) requires a minimum of 20% of the units to be donated to the Acton Housing Authority.
2. Section 4.4.4.2 Dimensional Provisions: Subsection (h) requires that the Common Land shall be equal to at least 30 percent of the site.
3. Section 4.4.4.2 Dimensional Provisions: Subsection (i) requires a minimum perimeter buffer equal to 50 feet.

Under the LIP program, Westside Village proposes: to sell 25 percent of the units below actual cost as affordable housing; to set aside approximately 14 percent of the site as Common Open Space; and to maintain a minimum perimeter buffer of 30 feet. Furthermore, the project will be subject to State standards limiting the profit Westside Realty can make on the overall project.

To comply with Sections 4.4.4.1, 4.4.4.2(h) and 4.4.4.2(i) would render the project financing infeasible. Therefore, in order for Westside Village to be developed under Section 4.4.4 variances would be required from the Acton Board of Appeals from the provisions contained in Section 4.4.4.1, 4.4.4.2(h) and 4.4.4.2(i) and our lawyers believe that the legal basis for granting such variances in the subject case simply do not exist. As you know, zoning variances are almost impossible to justify under the criteria mandated by State law. Furthermore, the purpose of the LIP is to establish more flexible standards for proponents of affordable housing to work cooperatively with towns.

- B. Number of Driveways Accessing the Cul-de-Sac - On May 8th, I met with the Superintendent of the Highway Department, Dick Howe, to discuss the number of driveways accessing the cul-de-sac on our preliminary plans. We understand the Superintendent's concerns and, by working with him prior to filing more definitive plans, we believe we can maintain adequate areas for snow storage by adjusting the location of some of the driveways and also by working with the Superintendent on the location of above-ground utilities such as hydrants and electric or telephone transformers relative to his snow storage needs in the proposed cul-de-sac.
- C. Sight Distances and Drainage Details - The sight distances and drainage details will be worked out to the satisfaction of the Engineering Department as part of our definitive plans.
- D. Sidewalks - The sidewalk on the proposed road will extend from Sudbury Road up to the beginning of the cul-de-sac. Furthermore, we agree to include as part of our definitive plans a sidewalk which would run from our proposed road along Sudbury Road to Powder Mill Road.

-3-

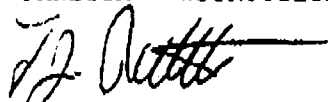
- E. Fire Protection - On April 18th, I met with the Superintendent of the Water Department, Carl Troupe. He advised that there is adequate water pressure on Sudbury Road to service this project. Final locations of fire hydrants and, if required, a fire alarm street box will be worked out with the Fire chief as part of our definitive plans. However, we cannot agree to the installation of residential sprinkler systems in the proposed houses.
- F. Septic Systems - We are working with the Health Director per on-going discussions. On-site soils testing is scheduled to begin on May 20, 1996.
- G. Disposition of Parcel A - Parcel A contains 32,500± square feet of Common Open Space which will be utilized in part for drainage and for open space purposes. While we would have no objections to conveying this land to the Town (see paragraph 3 of the Town Planner's comments), based upon very preliminary discussions with the Town Assessor, we believe that this land could be retained privately and a one-sixteenth share of its value assessed to each of the sixteen proposed residences.
- H. Landscape Plans - Detailed plans for street trees and the cul-de-sac island as well as "typical" unit plans will be prepared as part of the final plans. Furthermore, we would accept as a condition of the Comprehensive Permit the requirement to post and have a hearing under MGL Chapter 87 relative to removal of any public shade trees.

In summary, we continue to believe that the Sudbury Road site is ideally suited for a sixteen lot single-family residential cluster development in accordance with the Local Initiative Program. Furthermore, as we stated in our April 5, 1996 information package to the staff, Westside and its design team is committed to working with the Town to provide quality affordable and market rate housing at Westside Village.

In order to further discuss Westside Village and agree upon how we should proceed to present this project to the Board of Selectmen for their consideration, we would like to request a meeting with the Town Manager, Betty McManus, you, Doug Macone, Kevin Hurley, and I. Please advise if such a meeting can be arranged and, in the interim, please do not hesitate to call if you need any additional information or have any further questions.

Very truly yours,

PANETTA CONSTRUCTION COMPANY

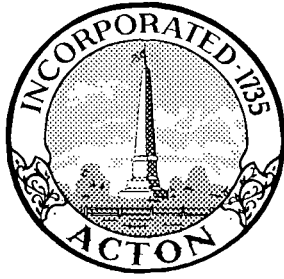


Frank Panetta

FP:rc

cc: Betty McManus  
Doug Macone  
Kevin Hurley





**TOWN OF ACTON**  
472 Main Street  
Acton, Massachusetts, 01720  
Telephone (508) 264-9636  
Fax (508) 264-9630

**Planning Department**

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May 29, 1996

Mr. Frank Panetta  
Panetta Construction Co., Inc.  
P.O. Box 1046  
Concord, MA 01742

**Re: Westside Village Affordable Housing Development**

Dear Mr. Panetta:

Today I discussed your project proposal with Betty McManus in light of the upcoming Acton Community Housing Corporation Board meeting in early June. One of the outstanding questions in both of our minds is why the project could not comply with the affordable housing provisions of the Acton Zoning Bylaw. In your May 15, 1996 letter to Garry Rhodes you listed three items in which you feel the project could not comply with local zoning requirements. The latter two are site planning issues, which I presume could be resolved through site plan changes if necessary.

The first of your items listed, the local affordability requirements, may be the most compelling reason for a comprehensive permit, but only if you can document and support your position that the local requirements are indeed not workable in this particular situation. I think it is fair to ask that you submit to the Town the following information before you ask the Board of Selectmen for their written support:

- a project budget or pro forma for the project under the Town's affordable housing requirements;
- a project budget or pro forma for the project under the LIP program as you propose to proceed;
- in addition, you should explain what plan modifications would be necessary (e.g. increase in density, common septic, or other) to meet local requirements, and why in your opinion such modifications are either not feasible, undesirable or not in the best interest of the Town of Acton.

Please send copies of this information to Betty McManus and to me.

Sincerely,

Roland Bartl, AICP  
Town Planner

cc: Don P. Johnson; Garry Rhodes; Betty MacManus ✓

# **TOWN OF ACTON BOARD OF SELECTMEN**

**472 MAIN ST.  
ACTON, MA 01720  
508-264-9612 FAX 508-264-9630**

**NANCY E. TAVERNIER  
CHAIRMAN  
508-263-9611 (home)**

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## **MEMO**

**TO:** Betty McManus, ACHC

**FROM:** Nancy

**SUBJECT:** Panetta proposal

**DATE:** 5/30/96

I will be out of town June 1-19 and will miss the ACHC meeting which will be a discussion of the Panetta project.

I have reviewed the paper work from the Town staff as a result of their review of his preliminary plan. I would note that Doug Halley seems to identify the need for full compliance in septic system standards, e.g. 6 ft. from groundwater, that may or may not be difficult to meet. Roland's position addresses my main concern. I am reluctant to support a comprehensive permit for this site since it is in the overlay district. I think of all the overlay parcels, this may have been the least thought-out location. However, it exists and we have to live with it.

I personally do not think it is a desirable location for a residential neighborhood, it is surrounded by industrial and commercial properties. Even the residential single family homes in the immediate area appear to be zoned commercially. I wonder where the future children would walk to or would they be restricted to their small neighborhood. I fear the marketability of the site is questionable and I wonder if our affordable families would chose to live there and what difficulty there might in reselling the property which will always be our responsibility.

In short, because this parcel is allowed to be developed for affordable housing by right, I think that is the preferred approach. If the project can fit within those parameters, then we would be obligated to support it, if it needs a comp. permit, we would not.

The other concern relates to the auto auction site. If we support a comp permit on this industrial parcel would we be pressed to support one there if so proposed? It is not out of the realm of possibilities, there have been nibbles about building "empty-nest" apartments. Since the land is not zoned for residential use, it would require a comp. permit.

That's my thoughts on the subject. Good luck! I hope the 3 West situation is resolved.



**TOWN OF ACTON**  
472 Main Street  
Acton, Massachusetts, 01720  
Telephone (508) 264-9636  
Fax (508) 264-9630

**Planning Department**

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**INTERDEPARTMENTAL COMMUNICATION**

**To:** Betty McManus **Date:** June 14, 1996  
**From:** Roland Bartl, AICP, Town Planner *R.B.*  
**Subject:** West Side Village Pro-Formas

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I have reviewed the pro-formas for West Side Village and I understand you are in receipt of the same. The pro-formas are not as detailed as I would normally expect to see, but I accept Mr. Panetta's caution that they are preliminary in nature because definitive construction plans have not been completed. Based on the information sent to me I have the following remarks:

1. The land acquisition cost of \$325,000 for the Sudbury Road site seems on the high side. In comparison, a recent sale of vacant residential land in Acton at Harris Street is listed at \$425,000. The land at Harris Street, however, comprises 28 acres. It has an approved subdivision for 15 homes. While I don't know what the builder expects in terms of sales, from what I have seen on the plans I would estimate that sales would start at \$400,000. The Sudbury Road site has only  $\pm 5$  acres. The proposed number of homes is 16, but the targeted market rate price per unit is \$223,000 to \$249,500, which is probably realistic, given the location and type of project. The assessed value by the Town is \$229,200. Also, from what I have learned about affordable housing projects, the ideal range for site acquisition cost is \$10,000 to \$15,000 per unit. Here the site acquisition cost as proposed is \$20,313 per unit. Under these circumstances it might be wise for the ACHC with its experienced Realtors on board to take a good look at the site appraisal.
2. Site development costs, construction costs, and targeted profit margins appear within the normal range, and the expected sales seem realistic for this location.
3. The pro formas do not list an item for contingencies, typically at 3-5%. It is not clear where it is accounted for. In affordable housing projects, the contingency can be a negotiable item. For instance the Town could control the release of contingency funds, and left-overs could go towards supporting additional affordable housing rather than towards profits. Of course, this works only if estimated costs are not too low.
4. I am not sure that I agree with the fundamental criticism brought forth against the zoning bylaw, that the 50 foot perimeter buffer and the 30% common land set aside, more or less prohibit the development of affordable housing projects. However, I concede that the changes required to meet the 50 foot buffer requirement would change the character of the 16 unit project, most likely to one that appears denser from within but may well have larger back yards and rear buffers for the houses. Also, the 30% open space requirement may mean a common leaching area, which could be on the common land, rather than individual

septic systems. This change would mean condominium ownership rather than fee simple lots. This concept has become more and more common in recent years. Whether all these changes would be good or bad I cannot say. Accepting the general project proposal as brought forth so far, means trusting the developer's instinct of what he thinks is the best marketable product. Forcing the changes may mean a greater responsibility for the Town if the project fails.

5. Assuming a revised site development scheme were to be considered under local zoning, which would also yield 16 units, and assuming that costs including land acquisition would essentially remain the same as in the current 16 unit proposal, the pro-forma bottom lines would be as shown for scenarios 5.1 and 5.2 below. Clearly, the profit margin in those scenarios are too low.

	<b>Total Project</b>	<b>Per Unit</b>	<b>Percent</b>
<u>5.1 16 UNITS; LAND ACQUISITION COST \$325,000; 7 (40% ROUNDED UP) UNITS AT \$94,500 (LIP LIMIT)</u>			
<b>Net Profits</b>	<b>\$24,500</b>	<b>\$1,531</b>	<b>0.91%</b>
<u>5.2 16 UNITS; LAND ACQUISITION COST \$325,000; 7 (40% ROUNDED UP) UNITS AT \$127,125 (BYLAW LIMIT)</u>			
<b>Net Profits</b>	<b>\$252,875</b>	<b>\$15,805</b>	<b>9.38%</b>

The zoning bylaw rounds up to the next whole number the fractions that result from the percentage calculation. Therefore, seven affordable units are required, no matter if the total number of units is 16 or 17. Scenario 5.3 shows that just one more unit in the project could raise the profit margin substantially under local zoning requirements, although we are still shy of the 15% minimum profits that I would still find acceptable. A fix to the land acquisition cost may solve this problem.

	<b>Total Project</b>	<b>Per Unit</b>	<b>Percent</b>
<u>5.3 17 UNITS; LAND ACQUISITION COST \$325,000; 7 (40% ROUNDED UP) UNITS AT \$127,125 (BYLAW LIMIT)</u>			
<b>Net Profits</b>	<b>\$371,750</b>	<b>\$21,868</b>	<b>13.15%</b>

A more favorable bottom line under zoning requirements results if the total unit count is increased to twenty as shown in scenario 5.4. I understand that such an increase in the unit count changes the nature of the project somewhat. The sale prices for the market rate units may be slightly lower. It is also fairly certain that the increase could no longer be supported by individual septic systems. Instead, a common system would be required along with a condominium form of ownership.

	<b>Total Project</b>	<b>Per Unit</b>	<b>Percent</b>
<u>5.4 20 UNITS; LAND ACQUISITION COST \$325,000; 8 (40%) UNITS AT \$127,125 (BYLAW LIMIT)</u>			
<b>Net Profits</b>	<b>\$493,000</b>	<b>\$24,650</b>	<b>15.31%</b>

Attached are marked up pro-formas for the above scenarios.

6. Aside from the outstanding question concerning the land acquisition cost, the real crunch in meeting local zoning requirements comes when the affordable units are also expected to meet the State LIP price limit of \$94,500. It should be noted that units sold at the current local maximum of \$127,125 (Boston PMSA median income of \$56,500 X 2.25 as per zoning bylaw) will still meet a local need even though they would not count toward the State's 10% target number. Under the LIP program the maximum household income for eligible purchasers is 80% of the Boston PMSA median income, whereas it is 120% under local zoning.

7. The project proponent has also provided a pro-forma for a 12 unit project with the argument that the 16 unit project is not possible when the zoning bylaw requirements are applied. I have addressed this issue above.
8. In addition the proponent has submitted three pro-formas with the project more or less built out to the maximum allowed under zoning. They show that larger projects tend to work better under the Acton zoning provisions for affordable housing in conjunction with the LIP program sales price restrictions.

In summary, it is my opinion that the local bylaw requirements are tough to meet more because of the 40% affordability requirement and less because of any dimensional hurdles. With the project at hand, it would seem that with a little give and take a project under the local bylaw requirements could be worked out, although it is tight. Chances for success are better if land acquisition cost can be reduced, if the local sales price limit for the affordable units rather than the LIP limit is used, and if the project density is increased by 1 or 4 units. There seems to be a little better cushion for errors under the LIP program guidelines than under the local zoning requirements. As to what is in the best interest of the Town, the decision is between three options:

- To support the project more or less as proposed with 16 total units and 4 affordable units restricted to households with an income of not more than 80% of the region's median (currently \$45,200). Houses would be served by individual septic systems and lot ownership could be fee simple.
- To support a modified project to meet local zoning requirements with a probable total of 20 units and 8 affordable units restricted to households with an income of not more than 120% of the region's median (currently \$67,800). Wastewater would be handled by a common system and ownership would take on the condominium format.
- To not support a project in this location due to concerns, which have been raised over marketability and compatibility. Given the projected sales prices of the market unit I think this concern may be overrated. The development is near other residential neighborhoods in Sudbury and Maynard, and it is conveniently located near shops and services. The West Concord T-station and Route 2 are also reasonably close. The proponent in his letter indicates that a market study has been conducted. It would be helpful to share it with the ACHC, particularly if this study analyses comparable projects in comparable locations in the Boston regional housing market.

cc: Don P. Johnson  
Frank Panetta  
Planning Board

5.1

**WESTSIDE VILLAGE**  
**SUDBURY ROAD, ACTON MASS.**

16 units @ 1800 Sq. ft.

JUNE 5, 1996

**PRELIMINARY JOB COST PRO-FORMA**

( 16 units with <sup>25%</sup>  
<sup>40%</sup> sold to moderate income families )

Enter total number of units

16

Total project cost including land \$2,697,000

	<u>Cost</u>	<u>Per unit</u>	<u>Percent</u>
Total project costs w/o land	\$2,372,000	\$148,250	100%
Site costs	\$345,000	\$21,563	14.54%
Construction costs	\$1,514,000	\$94,625	63.83%
General conditions	\$178,000	\$11,125	7.5%
Soft costs	\$335,000	\$20,938	14.12%

**TOTAL PROJECT SALES**

7 UNITS @	\$223,000	<del>\$2,007,000</del>	\$ 1,561,000
2 UNITS @	\$249,500	<del>\$740,500</del>	499,000
7 UNITS @	94,500.00	<del>\$370,000</del>	661,500

**GROSS SALES** ~~\$3,183,500~~ 2,721,500

**GROSS PROFIT** ~~\$704,500~~ 349,500

Land acquisition \$325,000

**NET PROFIT** ~~\$400,500~~ 24,500 ~~\$27,250~~ 1,531.25 ~~10.16%~~ 0.91%

5.2

**WESTSIDE VILLAGE**  
**SUDBURY ROAD, ACTON MASS.**

16 units @

1800 Sq. ft.

JUNE 5, 1996

**PRELIMINARY JOB COST PRO-FORMA**

( 16 units with <sup>25%</sup><sub>40</sub> sold to moderate income families )

Enter total number of units

16

Total project cost including land \$2,697,000

	<u>Cost</u>	<u>Per unit</u>	<u>Percent</u>
Total project costs w/o land	\$2,372,000	\$148,250	100%
Site costs	\$345,000	\$21,563	14.54%
Construction costs	\$1,514,000	\$94,625	63.83%
General conditions	\$178,000	\$11,125	7.5%
Soft costs	\$335,000	\$20,938	14.12%

## TOTAL PROJECT SALES

7 UNITS @	\$223,000	<del>\$2,007,000</del>	1,581,000
2 UNITS @	\$249,500	\$748,500	499,000
7 UNITS @	<del>04,500.00</del>	\$378,000	889,875
	127,125.00		

GROSS SALES ~~\$3,433,500~~ 2,949,875GROSS PROFIT ~~\$704,500~~ 577,875

Land acquisition \$325,000

NET PROFIT ~~\$400,500~~ ~~\$27,204~~ 252,875 ~~16.48%~~ \$15,804.69 7.38%

5.3

**WESTSIDE VILLAGE**  
**SUDBURY ROAD, ACTON MASS.**

17 16 units @ 1800 Sq. ft.

JUNE 5, 1996

**PRELIMINARY JOB COST PRO-FORMA**

( 16 units with 25% sold to moderate income families )

17 40

Enter total number of units

17 16

Total project cost including land

~~\$2,697,000~~  
 2,827,625

Per unit

Percent

Total project costs w/o land

~~\$2,072,000~~  
 2,502,625

\$148,250

100%

Site costs

~~\$245,000~~ 360,000 \$21,563

14.54%

Construction costs

~~\$1,514,000~~ 1,608,625 \$94,625

63.83%

General conditions

\$178,000 180,000 \$11,125

7.5%

Soft costs

\$335,000 354,000 \$20,938

14.12%

**TOTAL PROJECT SALES**

7 1/2 UNITS @ \$223,000

~~\$2,007,000~~ 1,561,000

3 UNITS @ \$249,500

\$748,500

7 1/2 UNITS @ ~~\$4,500.00~~

~~\$378,000~~ 889,875

127,125.00

**GROSS SALES**

~~\$3,133,500~~ 3,199,375

**GROSS PROFIT**

~~\$764,500~~ 696,750

Land acquisition

\$325,000

**NET PROFIT**

~~\$436,500~~

~~\$27,281~~

16.18%

371,750

21,867.65

13.15%



5.4

# WESTSIDE VILLAGE

SUDBURY ROAD, ACTON MASS.

20 ~~18~~ units @ 1800 Sq. ft.

JUNE 5, 1996

## PRELIMINARY JOB COST PRO-FORMA

(~~18~~ units with 25% sold to moderate income families )

20 40

Enter total number of units

20 ~~18~~

Total project cost including land

~~\$2,897,000~~ 3,219,500

Total project costs w/o land

Cost

Per unit

Percent

~~\$2,372,000~~ \$148,250  
2,894,500

100%

Site costs

~~\$245,000~~ 405,000 \$21,563

14.54%

Construction costs

~~\$1,514,000~~ 1,892,500 \$94,625

63.83%

General conditions

~~\$178,000~~ 186,000 \$11,125

7.5%

Soft costs

~~\$325,000~~ 411,000 \$20,938

14.12%

### TOTAL PROJECT SALES

9 UNITS @ ~~\$223,000~~ 2,007,000 1,962,000

3 UNITS @ ~~\$240,500~~ 721,500 733,500

8 ~~1~~ UNITS @ ~~\$44,500~~ 378,000 1,017,000

GROSS SALES

~~\$3,133,500~~ 3,712,500

GROSS PROFIT

~~\$761,500~~ 818,000

Land acquisition

\$325,000

NET PROFIT

~~\$436,500~~ 493,000  
~~\$27,281~~ 24,650

~~16.18%~~  
15.31%

ACTON COMMUNITY HOUSING CORPORATION

P.O. BOX 681  
ACTON, MA 01720  
(508) 263-4776

August 15, 1996

Ms. Nancy Tavernier  
Chairman, Acton Selectmen  
Acton Town Hall  
472 Main Street  
Acton, MA 01720

Dear Ms. Tavernier:

On July 25, 1996 the Board of Directors of the Acton Community Housing Corporation voted unanimously to support Panetta Construction's LIP (Local Initiative Program) Application for the development of Westside Village. In voting to support the application the ACHC is recommending that the Selectmen discuss the following items with the developer during their formal presentation before the Selectmen on August 20, 1996:

- 1). The ACHC members have reservations regarding the site and its appropriateness as a housing development.
- 2). The affordable units should be phased in i.e. #4, #7, #10 and #14.
- 3). The affordable homes to be comparable to market rate homes.
- 4). The Town should have the ability to audit the project on a retrospective basis to assure that the profitability does not exceed the State's LIP guidelines.
- \* 5). The Town should consider requesting the developer to pay for the services of a consultant to oversee the project in the Town's interest.
- 6). The ACHC would like to work with the developer to evaluate the State's LIP guidelines verses Acton's Affordable Housing Regulations.
- 7). The ACHC's members raised questions regarding the land acquisition cost and felt the amount being paid has reduced the number of affordable units the developer is able to provide in the project.
- 8). The ACHC recommends that a formal agreement be signed between the Town and the developer stating that the Town will receive a cash difference between the market and affordable rate should any units not be sold to a first time homebuyer.
- 9). The Developer should complete a 21E Environmental study on the site prior to the purchase.

There will be two to three ACHC members at the Selectmen's Regular Meeting on August 20th to discuss the issues outlined above.

Sincerely,

  
Naomi E. McManus, Clerk, ACHC

cc: Frank Panetta, Panetta Construction Corp.  
Roland Bartl, Acton Town Planner  
Doug Halley, Acton Board of Health Director

ACTON COMMUNITY HOUSING CORPORATION  
MINUTES OF THE REGULAR MEETING OF  
THE BOARD OF DIRECTORS

Pursuant to notice duly given, a meeting of the Board of Directors of the Acton Community Housing Corporation was held on June 20, 1996 at 7:00 am at the Acton Town Hall, room 126. Present and constituting a quorum for the purpose of transacting business were: Steven Graham, Kevin McManus, Naomi McManus, Jana Mullin, Nancy Tavernier and Bob Wiltse

Absent: Peter Berry, Tom Dill, Pam Fleetman, Pam Shuttle, Bob Van Meter

1). Bob Wiltse, Vice Chairman, called the Regular Meeting to order at 7:00 am.

2). Approval of previous Minutes of the Regular Meetings was deferred.

3). Update

A). 3 West Street

Closing date for 3 West Street purchase by Jennifer Chu is scheduled for June 28, 1996.

B). Home Rule Petition

The bill is in its final reading at the Senate and should be on the Governor's desk for signature by June 27th.

C). North West Structures/Bellows Farms

There are a few final issues to be resolved between the owner of the property and the developer. It is anticipated that the developer will purchase the property within the next two weeks.

D). 15 Minuteman Road

The Town has certified to EOCD that the original First Time Homebuyer is still in place and there are no changes.

E). New View

The Deed Rider for the affordable home in the New View development will follow the Town's affordable housing regulations and therefore will not be counted towards Acton's affordable housing stock by the State.

F). Mass Housing Partnership

There is a joint meeting for several partnership from around the State to discuss how MHP could assist Towns in developing affordable housing. The ACHC's clerk will attend the workshop.

4). West Side Village

Discussion followed regarding the Town Planner's written review of West Side Village's pro-forma. If the ACHC decides to recommend the LIP application to the Selectmen the ACHC members discussed developing a letter which will be sent to the developer. The

following list represents the issues the members would like to have covered in the letter:

A). The ACHC encourages the developer to proceed with the planning of West Side Village.

B). The ACHC has reservations about the overall site and its appropriateness as a housing site. The ACHC wants a copy of the marketing study.

C). The affordable units are to be phased in.

D). The affordable units are to be comparable.

E). ACHC wants a more detailed pro-forma with the ability to audit on a retrospective basis as well as limit the profitability..

\* F). The ACHC felt a consultant is needed to oversee the project for the ACHC/Town. The amount to be paid the consultant will be based upon a per unit cost.

Options proposed to pay a consultant:

Charge the developer \$750 per unit or \$5000 now and \$5000 when first building permit issued.

G). ACHC wants to work with the developer to evaluate the LIP program verses Acton's affordable housing regulations.

H). ACHC expressed its dissatisfaction with the proposed land acquisition costs in that it decreases the number of affordable units

I). If the Affordable units end up being sold at market rate the Town/ACHC would receive the cash difference.

J). ACHC needs to define the areas that the consultant will oversee.

5). The Regular Meeting adjourned at 8:00 am. Next Regular Meeting was scheduled for July 18, 1996.

Respectfully submitted,

Naomi E. McManus, Clerk

**ACTON COMMUNITY HOUSING CORPORATION  
P.O. BOX 681  
ACTON, MA 01720  
(508) 263-4776**

September 18, 1996

Ms. Jane Wallis Gumble  
Director  
Department of Housing  
and Community Development  
100 Cambridge Street, Suite 1804  
Boston, MA 02202

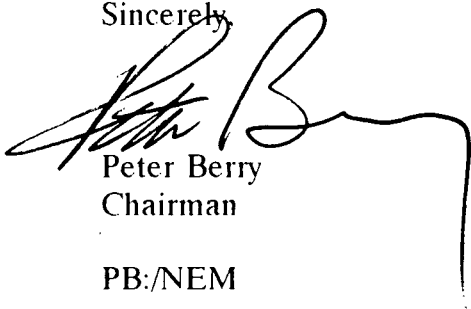
Dear Ms. Gumble:

On July 25, 1996, the Board of Directors of the Acton Community Housing Corporation (ACHC) voted unanimously to support the LIP application for Westside Village in Acton, Massachusetts made by Westside Realty Corporation. We have worked with Douglas Macone and Frank Panetta of Westside Realty Corporation and found them to be responsive to our request and to our interest in expanding the opportunities for construction of affordable housing in Acton.

The ACHC looks forward to working closely with Westside Realty Corporation. The proposal for Westside Village is well thought out and will help our community by providing additional affordable housing. In fact, as noted in the LIP application, even the market rate housing at Westside Village is relatively affordable in light of Acton's housing prices.

For the reasons stated herein, the Acton Community Housing Corporation recommends Department of Housing and Community Development's approval of the Westside Village LIP application.

Sincerely,



Peter Berry  
Chairman

PB:/NEM



**TOWN OF ACTON**  
472 Main Street  
Acton, Massachusetts, 01720  
Telephone (508) 264-9612  
Fax (508) 264-9630

**Nancy E. Tavernier**  
**Chairman**

---

September 24, 1996

Ms. Jane Wallis Gumble, Director  
Department Housing and Community Development  
100 Cambridge Street  
Suite 1804  
Boston, MA 02202

Dear Ms. Gumble:

The Board of Selectmen has reviewed the LIP application for Westside Village in Acton Massachusetts, and on August 20, 1996, the Board voted to support this proposal and endorse the application as submitted by Westside Realty Corporation. In arriving at this decision, the Board considered the advice and recommendations of the Acton Community Housing Corporation and the willingness of the Westside Realty Corporation to respond to Town interests.

The Board is pleased to have this opportunity to cooperatively bring more affordable housing to Acton and we look forward to working with your office and Westside Realty Corporation on this endeavor.

Sincerely,

Nancy E. Tavernier, Chairman  
ACTON BOARD OF SELECTMEN

cc: ACHC



# HURLEY ASSOCIATES, Inc.

## LAND PLANNING & DESIGN

78 Whittemore Street, Concord, Massachusetts 01742 • 508 369-5035 • Fax 508 369-6685

January 4, 1997

Ms. Jane Wallis Gumble, Director  
Department of Housing & Community Development  
100 Cambridge Street, Suite 1804  
Boston, MA 02202

Re: Westside Village LIP Application, Acton, MA

Dear Ms. Gumble:

On behalf of Westside Village Corporation, please find enclosed herewith the following:

1. LIP Application entitled "Westside Village, Acton, Massachusetts" dated July 10, 1996, Revised January 2, 1997 which includes architectural plans by Benjamin Nickerson, Architect, and a site plan by David W. Perley Civil Engineers.
2. Application Fee in the amount of \$1,820.00 made payable to the Executive Office of Communities & Development.
3. Appraisal Report entitled "13 Sudbury Road, Acton, Massachusetts" dated November 1, 1996 prepared by McNeil Appraisal & Valuation Co.
4. Hazardous Waste Assessment Report entitled "Preliminary Environmental Assessment, Vacant Commercial Site, 13 Sudbury Road, Acton, Massachusetts", dated December 6, 1996 prepared by Kurz Environmental, Inc.

Westside Village is a sixteen (16) lot single-family residential cluster proposed off Sudbury Road in Acton, Massachusetts by Westside Realty Corporation in accordance with the Commonwealth of Massachusetts Local Initiative Program as administered by the Executive Office of Communities & Development (EOCD). The proposed site consists of 5.25 acres with 640 feet of frontage on the west side of Sudbury Road. The land has no wetlands or flood plain and, while it is zoned General Industrial District, the property is also located within the Town of Acton's Affordable Housing District.

All of the houses at Westside Village will contain three (3) bedrooms and be constructed on individual private lots. Three distinctive sets of architecturally designed house plans are proposed to enhance the village concept. Common amenities in all of the houses will include attached garages and full basements. The residents at Westside Village

will also enjoy the short walking distance to nearby retail shops and services. The development is also near other residential neighborhoods in Sudbury and Maynard. Ownership of each house at Westside Village will be conveyed in fee simple and four of the sixteen houses will be sold to first-time buyers whose income would be at or below \$39,900.

Please advise if any additional information is necessary or if Mr. Panetta, Mr. Macone or I can be of any assistance in your review of Westside Village's LIP Application. Please also advise when you would like to conduct a site visit.

Very truly yours,

HURLEY ASSOCIATES, INC.

By 

Kevin Hurley

KH:rc

Encs.

cc: Nancy E. Tavernier, Chairman

Acton Board of Selectmen

Peter Berry, Chairman

Acton Community Housing Corporation

Betty McManus, Clerk

Acton Community Housing Corporation

Douglas J. Macone

Frank J. Panetta



# PANETTA

CONSTRUCTION CO., INC.

June 7, 1996

Mr. Roland Bartl, AICP  
Town Planner  
Town of Acton  
472 Main Street  
Acton, MA 01720

Re: Westside Village Affordable Housing Development

Dear Mr. Bartl:

In response to your letter of May 29, 1996, I have had Kevin Hurley evaluate the density reductions which would be required in order for Westside Village to conform with the 30 percent Common Land and 50 foot perimeter buffer standards of the Acton Zoning By-law affordable housing provisions. In addition, I have run several job cost pro-formas. These pro-formas are preliminary in nature because definitive construction plans and specifications have not been completed. However, all of the enclosed pro-formas are based upon a uniform scope of work and actual construction costs for projects done by Macone Brothers, Inc. and Panetta Construction Co., Inc.

Enclosed herewith is a breakdown of the work and/or materials included in our standard pro-forma for site costs, construction costs, general conditions and soft costs. Also enclosed herewith are five different job cost pro-formas. The first pro-forma is based upon proceeding under the LIP program and the second is based upon proceeding under full compliance with all the Town's affordable housing provisions. These pro-formas can be summarized as follows:

1. Sixteen (16) Units with 25% Sold to Low or Moderate Income Families  
- This pro-forma assumes that the project would proceed under the LIP program. The total net profit for the project with 25 percent of the units sold to low or moderate income families is approximately 16 percent.
2. Twelve (12) Units with 40% Sold to Low or Moderate Income Families  
- This pro-forma assumes that the project would proceed in full compliance with the Town's affordable housing provisions. Therefore, the density has been reduced in order to increase the Common Land to 30 percent and to increase the perimeter buffer to 50 feet. The total cost of the project with 40 percent of the units sold to low or moderate income families results in a net loss of approximately 5 percent.

The last three pro-formas are based upon the assumption that the Town's affordable housing provisions would be amended to reduce the minimum Common Land and perimeter buffer requirements in order to eliminate the need for variances from these provisions. Such an amendment could either reduce the minimum requirement for Common Land and for perimeter buffers for all projects or could permit the Board of Appeals to authorize relief from the affordable housing bylaw dimensional standards on a case-by-case basis by Special Permit. The last three pro-formas assume adoption of amendments to the dimensional standards and examine the density that is required to make the project financially feasible with (a) 40 percent of the units sold to low or moderate income families, (b) 30 percent of the unit sold to the Acton Housing Authority, or (c) 20 percent of the units donated to the Acton Housing Authority. These pro-formas can be summarized as follows:

3. Twenty-Nine (29) Units with 40% Sold to Low or Moderate Income Families - This pro-forma assumes that the project would only proceed after the dimensional provisions of the Zoning Bylaw had been amended. In this case, in order to sell 40 percent of the units to low or moderate income families, a total of 29 units would be required to construct the project with approximately the same potential financial return of 16 percent on investment as anticipated under the LIP program.
4. Twenty-One (21) Units with 30% Sold to the Acton Housing Authority - This pro-forma also assumes that the project would only proceed after the dimensional provisions of the Zoning Bylaw had been amended. In this case, in order to sell 30 percent of the units to the Acton Housing Authority, a total of 21 units would be required to construct the project with approximately the same potential financial return of 16 percent on investment as anticipated under the LIP program.
5. Twenty-Four (24) Units with 20% Donated to the Acton Housing Authority - This pro-forma also assumes that the project would only proceed after the dimensional provisions of the Zoning Bylaw had been amended. In this case, in order to donate 20 percent of the units to the Acton Housing Authority, a total of 24 units would be required to construct the project with approximately the same potential financial return of 16 percent on investment as anticipated under the LIP program.

In reviewing the above pro-formas, please keep in mind that we started with an initial plan for 22 lots. However, with changes in Title V and further engineering analysis of other site constraints, we have been forced to reduce the proposed number of lots to 16. Furthermore, while we might be able to totally redesign the site to provide 20 to 30 units in two or three buildings, our market analysis and financing are based upon offering single-family detached homes on individual private lots without the burden of shared or common facilities. The proposed single-family homes at Westside Village will offer the opportunity for 16 families to enjoy the pride of home ownership with private yards.

Furthermore, not only does our proposal include 25 percent "affordable housing" but, in fact, the market rate housing proposed at Westside Village is itself relatively affordable in light of Acton housing prices.

While we would be happy to meet with you to discuss some possible refinements to the Town's affordable housing provisions to make the housing those provisions are intended to permit more feasible, we would hope that Westside Village could proceed under the LIP program to avoid losing the opportunities available at Westside Village due to the time it will take to evaluate the Town's existing regulations and determine what amendments, if any, may be acceptable to Acton residents. If you would like to review our pro-formas with us or if you have any questions regarding Westside Village, both Kevin and I would welcome the opportunity to meet with you in this regard. Furthermore, please feel free to call Kevin at 369-5035 or to call me directly.

Very truly yours,

PANETTA CONSTRUCTION COMPANY



Frank Panetta

FP:rc

Encs.

cc:Betty McManus

Doug Macone

Kevin Hurley

WORK AND/OR MATERIALS INCLUDED IN WESTSIDE VILLAGE

JOB COST PRO-FORMAS

JUNE 5, 1996

**SITE COSTS**

Clear and Stump  
Road  
Utilities  
House Excavation  
Landscaping

**CONSTRUCTION COSTS**

Foundation  
Frame  
Siding  
Doors, Windows  
Rough Electric, Plumb  
Insulate and Drywall  
Finish Carpentry  
Kitchen and Bath  
Appliances  
Finish Electric, Plumb  
Paint, Floor Finish  
Cleanup

**GENERAL CONDITIONS**

Site Manager  
Project Manager  
Permits  
Utility Charges  
Trailer, Telephone  
Temporary Heat, Power  
Dumpsters, Trash

**SOFT COSTS**

Land Planning  
Engineering and Survey  
Architect  
Financing  
Insurance  
Taxes  
Legal and Accounting  
Marketing

**WESTSIDE VILLAGE**  
**SUDBURY ROAD, ACTON MASS.**

16 units @ 1800 Sq. ft.

JUNE 5, 1996

**PRELIMINARY JOB COST PRO-FORMA**

( 16 units with 25% sold to moderate income families )

Enter total number of units

16

Total project cost including land **\$2,697,000**

	<u>Cost</u>	<u>Per unit</u>	<u>Percent</u>
Total project costs w/o land	\$2,372,000	\$148,250	100%
Site costs	\$345,000	\$21,563	14.54%
Construction costs	\$1,514,000	\$94,625	63.83%
General conditions	\$178,000	\$11,125	7.5%
Soft costs	\$335,000	\$20,938	14.12%

**TOTAL PROJECT SALES**

9 UNITS @	\$223,000	\$2,007,000
3 UNITS @	\$249,500	\$748,500
4 UNITS @	\$94,500.00	\$378,000

**GROSS SALES** **\$3,133,500**

**GROSS PROFIT** **\$761,500**

Land acquisition **\$325,000**

**NET PROFIT** **\$436,500** **\$27,281** **16.18%**

**WESTSIDE VILLAGE**  
**SUDBURY ROAD, ACTON MASS.**

16 units @

1800 Sq. ft

JUNE 5, 1996

**PRELIMINARY JOB COST PRO-FORMA**

( 16 units with 25% sold to moderate income families )

Enter total number of units

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Construction costs	\$1,514,000	\$94,625	63.83%
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Soft costs	\$335,000	\$20,938	14.12%

**TOTAL PROJECT SALES**

9 UNITS @	\$223,000	\$2,007,000
3 UNITS @	\$249,500	\$748,500
4 UNITS @	\$94,500.00	\$378,000

8 - 1784.000  
3 - 748.500  
5 - 472.500

7 1561.000  
3 748.500  
6 567.000

GROSS SALES \$3,133,500

3005,000

2876,500

GROSS PROFIT \$761,500

133,000

504,500

Land acquisition \$325,000

325,000

325,000

308,000

179,500

NET PROFIT \$436,500

\$27,281

16.18%

11.4

6.6

Total 2697,000

**WESTSIDE VILLAGE  
ACTON, MASSACHUSETTS**

**LOCAL INITIATIVE PROGRAM APPLICATION**

**JULY 10, 1996  
REVISED JANUARY 2, 1997**

Submitted by:

Douglas J. Macone  
and  
Frank J. Panetta

for

Westside Realty Corporation  
P. O. Box 1046  
Concord, MA 01742  
(617) 259-1800

**LOCAL INITIATIVE PROGRAM APPLICATION**

**WESTSIDE VILLAGE AFFORDABLE HOUSING**  
**SUDBURY ROAD, ACTON, MA**

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  - B. Letters of Support
  - C. Local Contributions to Project
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  - B. Team Experience - The Developer and Contractor
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- Community Map of Site - Section III, Page III-2
- Architectural Plans by Benjamin Nickerson, Architect
  - Section IX, Page IX-3 through Page IX-11
- Site Plan by David W. Perley, Civil Engineers - Section IX Pocket

SECTION I: COMMUNITY INFORMATION

Chief Elected Official

Nancy Tavernier  
Chairman, Acton Board of Selectmen  
472 Main Street  
Acton, MA 01720  
(508) 264-9611

Chairman, Local Housing  
Partnership

Peter Berry  
Acton Community Housing Corporation  
P. O. Box 681  
Acton, MA 01720  
(508) 263-4776

Town Planner

Roland Bartl, AICP  
Town Planner  
Town of Acton  
472 Main Street  
Acton, MA 01720  
(508) 264-9636

Chairman, Zoning Board of  
Appeals


Peter Berry  
Chairman, Acton Zoning Bd. of Appeals  
472 Main Street  
Acton, MA 01720  
(508) 264-9632

Community Contact Person  
for this Project

Betty McManus  
Clerk  
Acton Community Housing Corporation  
68 Windsor Avenue  
P. O. Box 681  
Acton, MA 01720  
(508) 263-4776

Signatures of support for the Local Initiative Application:

Chief Elected Official

  
Nancy Tavernier

9/23/96 (date)

Chairman, Local Housing  
Partnership

  
Peter Berry

9/18/96 (date)

## SECTION II. COMMUNITY SUPPORT

### A. Narrative Description of Project

Westside Village is a sixteen (16) lot single-family residential cluster proposed off Sudbury Road in Acton, Massachusetts by Westside Realty Corporation in accordance with the Commonwealth of Massachusetts Local Initiative Program as administered by the Executive Office of Communities & Development (EOCD). The proposed site consists of 5.25 acres with 640 feet of frontage on the west side of Sudbury Road. The land has no wetlands or flood plain and, while it is zoned General Industrial District, the property is also located within the Town of Acton's Affordable Housing District.

All of the houses at Westside Village will contain three (3) bedrooms and be constructed on individual private lots (see initial concept plan entitled "Sudbury Road Local Initiative Housing Plan" at end of this Section II). Three distinctive sets of architecturally designed house plans are proposed to enhance the village concept. Common amenities in all of the houses will include attached garages and full basements. The residents at Westside Village will also enjoy the short walking distance to nearby retail shops and services. The development is also near other residential neighborhoods in Sudbury and Maynard and the West Concord T-Station and Route 2 are reasonably close to the site.

Ownership of each house at Westside Village will be conveyed in fee simple and four of the sixteen houses will be sold to first-time buyers whose income would be at or below \$39,900. Deeded resale restrictions for these houses will allow them to remain "affordable" for future buyers. Initial sale prices for the affordable houses will be \$94,500 for a three-bedroom unit. Location of the affordable houses will be scattered throughout the development. The affordable houses will also be identical in size and design to the twelve market-rate houses. The twelve market-rate houses will be offered in the \$230,000 to \$250,000 range.

"Local preference" can be made for up to 70 percent of the affordable houses. This means that two of the affordable houses will be set aside for Acton residents, their children, or town employees. Furthermore, not only does this project include 25 percent "affordable housing" but, in fact, the proposed market-rate housing at Westside Village is relatively affordable in light of today's housing prices in Acton. The proposed houses at Westside Village will offer the opportunity for 16 families to enjoy the pride of single-family home ownership on individual private lots.

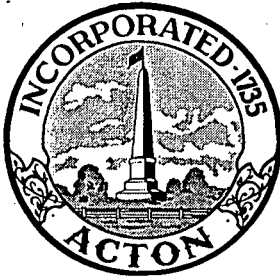
### B. Letters of Support

Letters of support for Westside Village are included at the end of this Section from the following Town agencies:

1. Acton Board of Selectmen
2. Acton Community Housing Corporation

C. Local Contributions to the Project

The Board of Selectmen and the Acton Community Housing Corporation have voted to support a residential use on land which is within an industrial zone and within one of the Town's affordable housing districts. Furthermore, a density increase and setbacks less than those normally allowed in the nearby residential zones are supported. Westside Realty Corporation has also discussed with the Town the need to have the proposed project roadway accepted as a public street upon completion of its construction to the satisfaction of Town of the Acton Engineering Department and upon layout and acceptance of the road by Town Meeting vote.



**TOWN OF ACTON**  
472 Main Street  
Acton, Massachusetts, 01720  
Telephone (508) 264-9612  
Fax (508) 264-9630

**Nancy E. Tavernier**  
**Chairman**

---

September 24, 1996

Ms. Jane Wallis Gumble, Director  
Department Housing and Community Development  
100 Cambridge Street  
Suite 1804  
Boston, MA 02202

Dear Ms. Gumble:

The Board of Selectmen has reviewed the LIP application for Westside Village in Acton Massachusetts, and on August 20, 1996, the Board voted to support this proposal and endorse the application as submitted by Westside Realty Corporation. In arriving at this decision, the Board considered the advice and recommendations of the Acton Community Housing Corporation and the willingness of the Westside Realty Corporation to respond to Town interests.

The Board is pleased to have this opportunity to cooperatively bring more affordable housing to Acton and we look forward to working with your office and Westside Realty Corporation on this endeavor.

Sincerely,

Nancy E. Tavernier, Chairman  
ACTON BOARD OF SELECTMEN

cc: ACHC

**ACTON COMMUNITY HOUSING CORPORATION**  
**P.O. BOX 681**  
**ACTON, MA 01720**  
**(508) 263-4776**

September 18, 1996

Ms. Jane Wallis Gumble  
Director  
Department of Housing  
and Community Development  
100 Cambridge Street, Suite 1804  
Boston, MA 02202

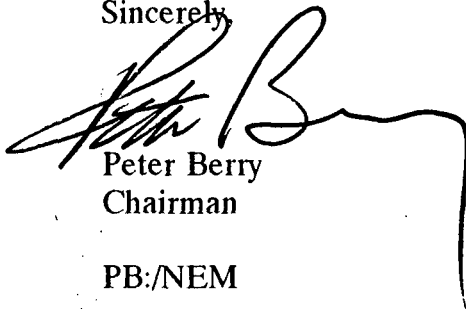
Dear Ms. Gumble:

On July 25, 1996, the Board of Directors of the Acton Community Housing Corporation (ACHC) voted unanimously to support the LIP application for Westside Village in Acton, Massachusetts made by Westside Realty Corporation. We have worked with Douglas Macone and Frank Panetta of Westside Realty Corporation and found them to be responsive to our request and to our interest in expanding the opportunities for construction of affordable housing in Acton.

The ACHC looks forward to working closely with Westside Realty Corporation. The proposal for Westside Village is well thought out and will help our community by providing additional affordable housing. In fact, as noted in the LIP application, even the market rate housing at Westside Village is relatively affordable in light of Acton's housing prices.

For the reasons stated herein, the Acton Community Housing Corporation recommends Department of Housing and Community Development's approval of the Westside Village LIP application.

Sincerely,



Peter Berry  
Chairman

PB:/NEM

### SECTION III. THE SITE

#### A. Site Address

Parcel Number	60
Tax Map	J-3
Assessors Address	13 Sudbury Road, Acton, MA 01720

#### B. Site Characteristics

The site consists of 5.25 acres of vacant wooded sloping land. There are no existing buildings or structures located on the property. Furthermore, none of the land is located within a wetland or flood plain. On-site soils testing observed by the Acton Board of Health in May of 1996 confirm deep deposits of sand and gravel. No ground water was observed in any of the test holes.

#### C. Site Area

Acreage on Site	5.25 acres
Proposed Density with Comprehensive Permit in Place	Approximately 14,300 square feet per house
Total Buildable Acreage on Site	5.25 acres

#### D. Site Control

The site is presently owned by Reinhold S. Schumann. Mr. Schumann lives at 167 Hayward Mill Road, Concord, MA 01742 and has owned the site for approximately 25 years. Westside Realty Corporation holds a Purchase and Sale Agreement to acquire the property for \$325,000. The Purchase and Sale Agreement expires on November 28, 1997. The property has been appraised by McNeil Appraisal & Valuation Co. in a report dated November 1, 1996 which concludes that the estimated market value of the subject property is \$335,000 (see Appraisal Report dated November 1, 1996 by McNeil Appraisal & Valuation Co. submitted with this application).

#### E. Site Utilities

Utilities available at the site include:

1. On-site Sewage Disposal System
2. Town Water
3. Natural Gas
4. Electricity
5. Telephone

F. Surrounding Neighborhood

The existing zoning for the immediate neighborhood is General Industrial District. However, the neighborhood is also located within one of the Town of Acton's Affordable Housing Districts. The site is near other residential neighborhoods in Sudbury and Maynard and is within walking distance of nearby shops and services. The West Concord T-Station and Route 2 are also reasonably close to the site.

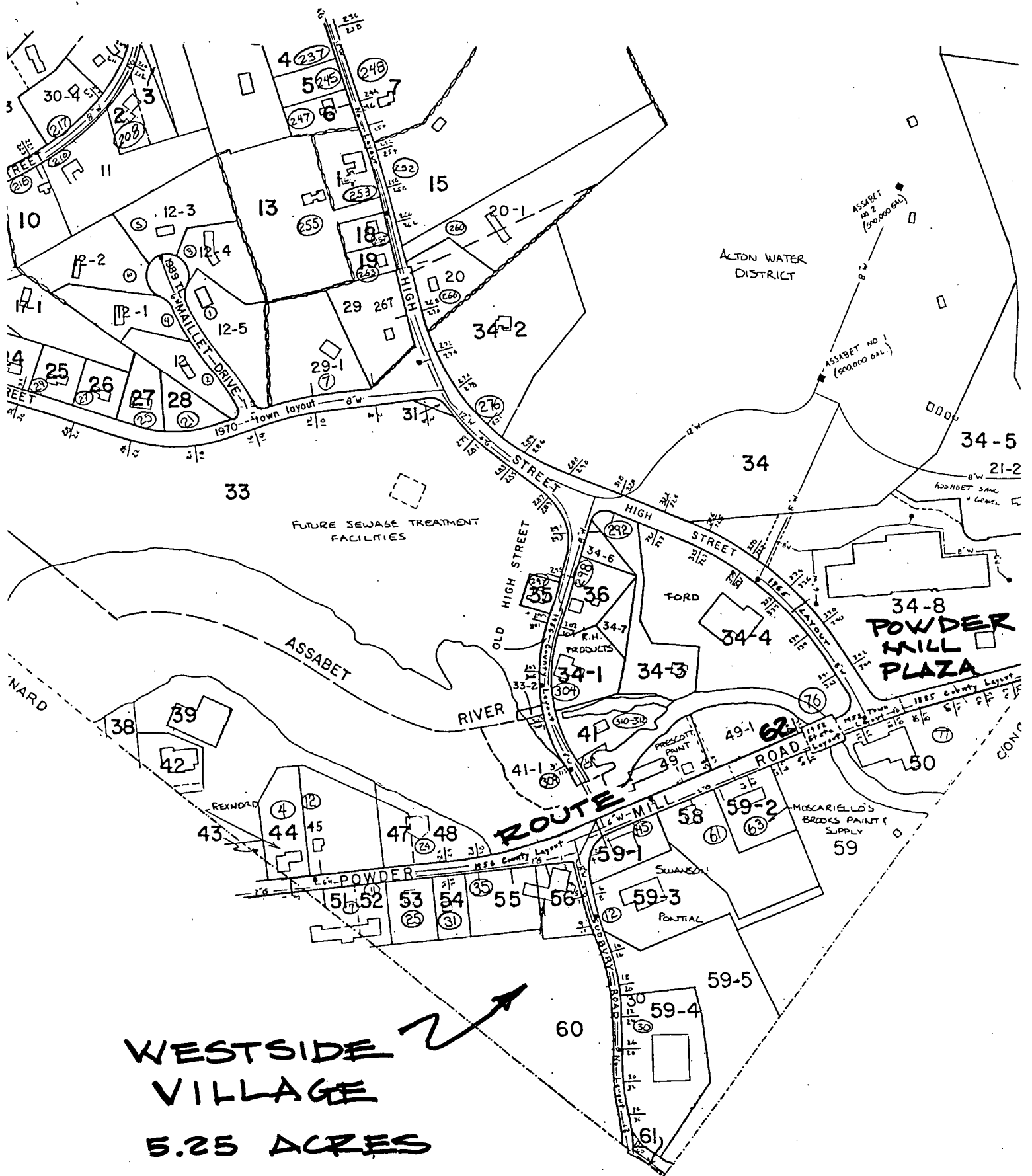
G. Directions to the Site

Take Route 2 to Route 62 in Concord. Follow Route 62 (which is Main Street in Concord and Powder Mill Road in Acton) approximately three miles west and then take the first road on the left after the Powder Mill Plaza retail shopping center. This left will be at the entrance to Sudbury Road and the site is the vacant wooded land which begins 240 feet up Sudbury Road on the west side and runs to the Acton town line.

H. Community Map of Site

See pertinent portion of Town of Acton Tax Map J-3 at end of this Section III.





1-2	1-3	1-4
	J-3	J-4

#### SECTION IV. ZONING AND LAND INFORMATION

##### A. Current Zoning

- |                                  |   |
|----------------------------------|---|
| 1. Zoning Classification         | General Industrial District   |
| 2. Usage Allowed                 | Municipal, Educational, Lodge, Building Trade, Warehouse and Light Manufacturing        |
| 3. Zoning Overlay Classification | Affordable Housing Overlay District   |
| 4. Usage Allowed                 | Residential   |
| 5. Units per Acre Allowed        | Five (5) Dwelling Units per acre (approximately one unit per 8,700 square feet of land) |

##### B. Agricultural Zoning

The property is not restricted to agricultural uses.

##### C. Hazardous Waste Assessment

The property consists of vacant undeveloped woodland. At the request of Westside Village Corporation, Kurz Environmental, Inc. conducted a Preliminary Environmental Assessment in order to assess the property under Massachusetts General Laws Chapter 21E and the Massachusetts Contingency Plan. In its report dated December 6, 1996, Kurz concluded that there is no evidence of a release at the site and that no DEP action is necessary (see Preliminary Environmental Assessment Report dated December 6, 1996 by Kurz Environmental, Inc. submitted with this application).

##### D. Prior Submissions

The applicant has not submitted the subject site or project to the Massachusetts Housing Finance Agency or any other such agency pursuant to any other subsidy program.

##### E. Proposed Density

The proposed density at Westside Village is approximately one single-family house per 14,300± square feet of land.

A. Type of Project

Ownership - Westside Village is proposed as fee simple ownership with detached single-family houses on individual private lots.

Total Number of Houses - Sixteen (16) detached single-family houses are proposed in a residential cluster.

## B. Project Style

Three distinctive sets of house plans have been architecturally designed specifically for Westside Village. These house plans can be summarized as follows (also see front elevations, floor plans and site plan contained in Section IX. Design and Construction):

1. Davis Plan - Three-bedroom house with front entry porch, attached garage and full basement (shown as Type A on Site Plan).
2. Hosmer Plan - Three-bedroom house with front porch, family room, attached garage and full basement (shown as Type B on Site Plan).
3. Hayward Plan - Three-bedroom house with front porch, family room, attached garage and full basement (shown as Type C on Site Plan).

### C. Breakdown of Units

	<u>Number</u>	<u>Percentage of Total</u>
Affordable Houses	4	25%
Market-Rate Houses	12	75%

#### D. Development Schedule

All houses are proposed to be built in one phase. The anticipated project schedule is as follows:

Application to EOCD	January	1997
EOCD Approval	February	1997
Application for Comprehensive Permit	March	1997
Comprehensive Permit Granted	June	1997
Definitive Subdivision Plan Approved	July	1997
Construction Loan Closing	August	1997
Construction Start (Site Work Only)	August	1997
Marketing Start: Affordable Houses	October	1997
Market-Rate Houses	October	1997
Construction Start (House Construction)	October	1997
Initial Occupancy	January	1998
Project Completion	Fall	1998

E. Public Funds

No public funds will be utilized for this project.

F. House Mix

<u>Type of Design</u>	<u># of Houses</u>	<u># of Bedrooms</u>	<u># of Baths</u>	<u>Gross Sq.Ft.*</u>	<u>Sales Price</u>
-----------------------	--------------------	----------------------	-------------------	----------------------	--------------------

Affordable Houses

1. Davis	1	3	2-1/2	1,723	\$94,500
2. Hosmer	2	3	2-1/2	1,872	\$94,500
3. Hayward	1	3	2-1/2	1,918	\$94,500

Market-Rate Houses

1. Davis	3	3	2-1/2	1,723	\$230,000
2. Hosmer	6	3	2-1/2	1,872	\$245,000
3. Hayward	3	3	2-1/2	1,918	\$250,000

\*The gross square footage provided herein includes living area only and is exclusive of the garage and basement floor areas. All houses have a single-car attached garage and a full basement.

Tax Rate

Local tax rate per thousand is \$18.09.

Amenities

All features and amenities available to market buyers will also be available to affordable buyers. Amenities will include attached garages, full basements and private individual lots for all homes. Lot restrictions will prohibit all exterior storage of boats, unregistered vehicles and any construction materials, wood or similar products.

## SECTION VI. PROJECT FEASIBILITY

### A. Westside Village Development Pro Forma

Total Number of Houses: 16

	<u>Total Costs</u>	<u>Per Unit</u>	<u>Percent</u>
Site Acquisition	\$ 325,000	\$ 20,313	11.38%
<u>Hard Costs</u>			
Site Preparation	325,000	20,313	11.38%
Landscaping	25,000	1,563	0.88%
Residential Construction	<u>1,525,000</u>	<u>95,313</u>	<u>53.42%</u>
Subtotal Hard Costs	1,875,000	117,188	65.67%
Contingency	<u>75,000</u>	<u>4,688</u>	<u>2.63%</u>
Total Hard Costs	1,950,000	121,875	68.30%
<u>Soft Costs</u>			
Permits/Survey	25,000	1,563	0.88%
Architectural/Planning	42,000	2,625	1.47%
Engineering	48,000	3,000	1.68%
Legal	20,000	1,250	0.70%
Insurance, Taxes	20,000	1,250	0.70%
Security	0	0	0
Construction Management	85,000	5,313	2.98%
General Conditions	75,000	4,688	2.63%
Construction Interest	85,000	5,313	2.98%
Financing/Application Fees	20,000	1,250	0.70%
Utilities	20,000	1,250	0.70%
Accounting	5,000	313	0.18%
Marketing	<u>110,000</u>	<u>6,875</u>	<u>3.85%</u>
Subtotal Soft Costs	555,000	34,688	19.44%
Contingency	<u>25,000</u>	<u>1,563</u>	<u>0.88%</u>
Total Soft Costs	580,000	36,250	20.32%
Total Development Costs	\$2,855,000	\$178,438	100%

## Sales Analysis

### Sources

#### Affordable Projected Sales

4	3-Bedroom Houses @ \$94,500	\$ 378,000
---	-----------------------------	------------

#### Market Sales

3	3-Bedroom Houses @ \$230,000	\$ 690,000
---	------------------------------	------------

6	3-Bedroom Houses @ \$245,000	\$1,470,000
---	------------------------------	-------------

3	3-Bedroom Houses @ \$250,000	\$ 750,000
---	------------------------------	------------

Total Sales		\$3,288,000
-------------	--	-------------

Construction Contract Amount		\$1,950,000
------------------------------	--	-------------

Total Development Costs		\$2,855,000
-------------------------	--	-------------

Total Profit		\$ 433,000
--------------	--	------------

Percentage Profit		15.17%
-------------------	--	--------

### Cost Analysis

Total Building Square Footage	29,540
-------------------------------	--------

Residential Construction Cost per Square Foot	\$51.62
---	---------

Total Development Hard Cost per Square Foot	\$66.01
---	---------

Total Development Cost per Square Foot	\$96.65
--	---------

Sales per Square Foot	\$111.31
-----------------------	----------

#### B. Lender's Letter

See letter of interest from Middlesex Savings Bank at end of this Section VI.

# DIVISION OF HOUSING & COMMUNITY DEVELOPMENT



William F. Weld, Governor  
Argeo Paul Cellucci, Lt. Governor  
Jane Wallis Gumble, Deputy Director

March 31, 1997

Ms. Nancy Tavernier, Chairman  
Acton Board of Selectmen  
472 Main Street  
Acton, Massachusetts 01720

RE: Westside Village Local Initiative Program Project -- Acton, MA

Dear Ms. Tavernier:

I am pleased to inform you that your application for Local Initiative Program designation for the proposed Westside Village development in Acton has been approved, subject to the fulfillment of the conditions listed below. I congratulate both the community of Acton and the developer, ~~Mr. Kevin Harty~~, for working together to make this project a reality.

WESTSIDE  
REALLY  
LLP.

This approval indicates that the proposed development plan, unit design and pricing structure are in compliance with the housing standards required of affordable housing units to be included in your community's Chapter 40B affordable housing stock. This approval gives the applicant standing to go before the zoning board of appeals to seek a comprehensive permit.

This development is required to comply with all state codes and all local codes not specifically exempted by a comprehensive permit. In preparing for a comprehensive permit hearing, municipal officials should review all aspects of this proposal that require a variance from existing local code. If there are particularly difficult technical issues that your municipal staff does not have the expertise to review, then reasonable independent review expenses can be assessed to the permit applicant.

As you know, the specifics of this project must be formalized in a regulatory agreement signed by the municipality, the project sponsor, and the Department of Housing and

Community Development (DHCD) prior to starting construction. Information concerning both the regulatory agreement and the procedures that must be followed for the sale of individual units will be forwarded to you by the DHCD legal office. In preparation for signing of the regulatory agreement, the legal office will review all project documentation. Additional information may be requested as is deemed necessary. Your cooperation in providing such materials will help the project move toward construction as quickly as possible.

As stated in the application, Westside Village will consist of 16 single family homes, of which 4 will be local initiative unit eligible for inclusion in the town's subsidized housing inventory. These local initiative affordable homes will be marketed and sold to eligible first-time home buyers whose annual income may not exceed \$43,500.

The conditions that must be met prior to final DHCD approval include:

1. Finalized details of the comprehensive permit and lottery to be held for the local initiative units shall be submitted to DHCD. The lottery shall include separate pools for local preference, minority, and balance of state applicants. The lottery process shall give first preference to families rather than individuals (see program guidelines). An announcement of this lottery shall be mailed to the Metro List Clearing House in Boston:

Metro List  
Room 966  
Boston City Hall  
Boston, MA 02201

Preference for the ~~8~~<sup>4</sup> local initiative units will be allocated as follows:

Minority applicants	1 unit
Acton resident applicants	2 units
Open pool applicants	1 units

Total: 4 units

Acton may choose to have the resident pool include municipal employees and/or parents and children of existing Acton residents. In addition, all applicants not selected in minority or Acton resident drawings will be included in the open pool drawing for a second opportunity. Acton minority applicants will be allowed an opportunity in each of the three drawings.



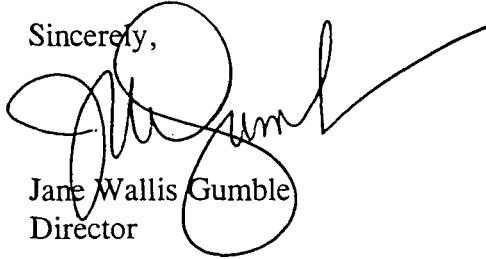
2. Any changes to the application we have just reviewed and approved, including but not limited to alterations in unit mix, sales price, development team, unit design or site plan is WESTSIDE VILLAGE subject to DHCD approval. As the ~~Harvard Green~~ local initiative homes near completion of construction, DHCD staff will visit the site to ensure that the units meet program guidelines.
3. Local Initiative units in this development must be priced at levels affordable to buyers with a range of incomes below the maximum listed above. This range should at least allow applicants with incomes of 10% below the maximum figure listed above to purchase an affordable unit. Due to changing market factors such as interest rates, tax rates, and insurance rates this condition may result in the Local Initiative units being sold at prices below the maximum allowable prices listed in the guidelines or this letter.
4. DHCD must approve the terms of the end loan financing of the affordable unit. It is the agency's expectation that the mortgage for the affordable unit buyer will be 30 year fixed rate loan at or below current fair market interest rates at the time of closing. Affordable unit buyers shall comply with Federal National Mortgage Association (FNMA) down payment requirements.
5. Each affordable unit in a development phase shall have an executed purchase and sales agreement prior to commencement of construction on subsequent phases. At a minimum, the development phase must be constructed with a ratio of one affordable unit for every three market rate units.
6. All affordable units must be indistinguishable from the market rate units from the exterior. Exterior "add-on" amenities such as garages, porches and additional rooms should be present in equal proportion on affordable units and market rate units.
7. Evidence shall be submitted to DHCD that affordable homes in this development are covered by a third-party extended warranty of at least five years in duration recognized as acceptable by a federal agency such as FHA.
8. This approval letter shall expire two years from this date if a regulatory agreement has not been executed and construction begun by that date.

Once a local initiative low income unit is occupied, the Town of Acton may petition DHCD to include the unit in the subsidized housing inventory by certifying to DHCD that the unit sales price, buyer's income, and deed restrictions meet the program guidelines. The community must continue to certify the affordability of the units to DHCD on an annual basis.

Again, I congratulate you for your efforts to bring affordable housing to Acton. If you have any questions as you proceed with the project, please feel free to call Jeff Quinn at (617) 727-7824.

We look forward to continuing to work with you toward the successful completion of this development.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jane Wallis Gumble', written over the printed name and title.

Jane Wallis Gumble  
Director

cc:

Maria Paine, DHCD Legal Division  
Peter Berry, Community Housing Corporation  
Roland Bartel, Town Planner  
Betty McManus, community Housing Corporation  
Kevin Hurly, Hurley Associates, Inc.  
Frank Panetta, Panetta Construction Co., Inc.

WESTSIDE VILLAGE  
ACTON

LOCAL INITIATIVE PROGRAM - COMPREHENSIVE PERMIT PROJECT  
APPROVED MARCH 31, 1997

This project will provide ownership opportunities according to the following breakdown:

Type of Unit (Condo)	#Units	#Bdrms	#Baths	Livable SF	Sales Price
<hr/>					
L.I. Units					
	1	3	2.5	1,723	\$94,500
	2	3	2.5	1,872	\$94,500
	1	3	2.5	1,918	\$94,500
Market Units					
	3	3	2.5	1,723	\$230,000
	6	3	2.5	1,872	\$245,000
	3	3	2.5	1,918	\$250,000
<hr/>					
Total Units	16				

# PANETTA CONSTRUCTION CO., INC.

HOME BUILDERS



P.O. BOX 1046  
CONCORD, MA 01742  
(617) 259-0629 (508) 369-4946

March 30, 1998

Mr. Garry A. Rhodes  
Building Commissioner  
Town of Acton  
472 Main Street  
Acton, MA 01720

Re: Pending Comprehensive Permit Application for Westside Village

Dear Mr. Rhodes:

As I believe you know, Westside Realty, LLP received approval for Westside Village from the State Division of Housing and Community Development (see enclosed DHCD letter dated March 31, 1997 with certain word processing corrections noted thereon). Since that time, Westside Realty has completed a preliminary set of subdivision and architectural plans together with a summary list of materials which Westside will submit as part of its Board of Appeals petition for a Comprehensive Permit. This summary includes a list of the requested exceptions to local codes, ordinances, by-laws and regulations that will be requested as part of the Comprehensive Permit process.

At this time, Westside Realty requests that you circulate the enclosed materials for staff review and comments. Westside Realty also requests that you arrange a meeting where Kevin Hurley, Doug Macone and myself can get together with you and other Town staff to discuss our proposed submission for a Comprehensive Permit.

I believe you and the staff will find the plans we are submitting herewith consistent with the Westside Village plans previously discussed with the staff and presented to the ACHC and Board of Selectmen. Kevin, Doug and I look forward to meeting with the staff as Westside Realty plans to submit an application for a Comprehensive Permit as soon as possible. After a Comprehensive Permit is obtained, Westside Realty will file a Definitive Subdivision Application with the Planning Board in conformance with the Acton Subdivision Rules and Regulations as modified by the exemptions authorized in the Comprehensive Permit. Following approval of the Definitive Subdivision Plan, a building permit and subsurface disposal permit will be obtained for each lot prior to construction of any dwelling unit or disposal system. In the interim if you have any questions, please feel free to call.

Very truly yours,

Panetta Construction Company

By

Frank Panetta

cc: Board of Selectmen via Town Manager  
Acton Community Housing Corporation via Betty McManus ✓  
Kevin Hurley  
Doug Macone

# PANETTA CONSTRUCTION CO., INC.

HOME BUILDERS



P.O. BOX 1046  
CONCORD, MA 01742  
(617) 259-0629 (508) 369-4946

June 30, 1998

Board of Appeals  
Town of Acton  
472 Main Street  
Acton, MA 01720

Re: Westside Village Application for a Comprehensive Permit

Dear Members of the Board:

Enclosed is an application for a Comprehensive Permit which Westside Realty LLP has been working on in cooperation with the Town of Acton for approximately two years. This application was supported by the Board of Selectmen and Acton Community Housing Corporation when submitted to EOCD (see letters in application, dated September 24, 1996 and September 18, 1996). Westside Village has been approved under EOCD's Local Initiative Program (see letter in application, dated March 31, 1997). Furthermore, since receiving EOCD's approval, Westside Realty has worked closely with Town staff on the proposed plans and specifications which are the basis of our proposal to build sixteen (16) single family houses off Sudbury Road in Acton, Massachusetts.

In addition to submitting the above referenced application to your Board, Westside Realty is also submitting four additional copies of the application, plans and specifications to the Planning Board as requested by the Planning Office. We would also like to point out that in Section IV of our application under Plan and Specifications, Westside has agreed to (1) obtain Planning Board review and endorsement of the Definitive Subdivision Plans following the grant of a Comprehensive Permit and (2) to obtain a Building Permit and Subsurface Sewage Disposal Permit on a lot by lot basis prior to the start of any building construction.

Due to the cooperation we have received from Town staff Westside trusts that your Board will find our application complete. However, if your Board or any other Town Official needs any additional information, please feel free to call.

Very truly yours,  
Westside Realty LLC

By   
Frank Panetta

cc: Board of Selectmen  
Acton Community Housing Corporation  
Planning Board

**WESTSIDE VILLAGE  
ACTON, MASSACHUSETTS**

**LOCAL INITIATIVE PROGRAM COMPREHENSIVE PERMIT APPLICATION**

**JUNE 24, 1998**

Submitted by:

Douglas J. Macone  
and  
Frank J. Panetta

for

Westside Realty LLP  
P.O. Box 1046  
Concord, MA 01742  
(781) 259-1800

**LOCAL INITIATIVE PROGRAM**  
**COMPREHENSIVE PERMIT APPLICATION**

**WESTSIDE VILLAGE AFFORDABLE HOUSING**  
**SUDBURY ROAD, ACTON, MA**

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- A. Housing Mix and Sales Prices
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- A. Statutory Minima
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- B. List of Abutters and Parties in Interest
- C. Evidence of Organization and Interest in Site
- D. Agreement on Terms and Conditions for Westside Realty





Date Received  
TOWN CLERK

By: \_\_\_\_\_

TOWN OF ACTON  
MASSACHUSETTS

Date Received  
BOARD OF APPEALS

By: \_\_\_\_\_

BOARD OF APPEALS  
(FORM 6)

PETITION FOR A COMPREHENSIVE PERMIT TO CONSTRUCT AFFORDABLE HOUSING

June 24, 1998

I/We hereby petition the Board of Appeals for a public hearing and comprehensive permit to construct subsized housing as authorized by Chapter 774, Acts of 1969, Massachusetts General Laws (Chapter 40B, Sections 20-24).

Organization: Name Westside Realty LLP

Address P.O. Box 1046

Concord, MA 01742

CHECK ONE\*

Public Agency \_\_\_\_\_

Non Profit \_\_\_\_\_

Limited Dividend \* \_\_\_\_\_

\*By Execution of a Regulatory  
Agreement

Location: Sudbury Road, Acton, MA

Last recorded plan: Date 1964 Book No. 10724 Page No. 18 Plan 1564 of 1964  
Town Atlas Sheet No. J-3 Parcel No. 60

OFFICE USE ONLY

Petition with 16 copies? \_\_\_\_\_

Location map? \_\_\_\_\_

Site/Plot plan with 16 copies? \_\_\_\_\_

Sewage disposal plan  
with 16 copies? \_\_\_\_\_

Construction plan with  
16 copies? \_\_\_\_\_

Checklist with 16 copies? \_\_\_\_\_

List of abutters and other  
interested parties? \_\_\_\_\_

Fee - \$200.00? \_\_\_\_\_

Next Hearing Date? \_\_\_\_\_ No \_\_\_\_\_

Respectfully submitted

Signed Daniel J. Malone  
(Petitioner)

Name Westside Realty LLP

Address P.O. Box 1046

Concord, MA 01742

Phone # 781-259-1800

Signed Reinhold S. Schumann  
(Owner of Record)

Name Reinhold S. Schumann

Address 167 Haywood Mill Road

Concord, MA 01742

Phone No. 978-369-6782

\*Certified copies of organization papers  
must be submitted with this petition.

ADDITIONAL INFORMATION

No. of Buildings Proposed 16  
No. of Units Per Proposed Building ONE  
Total No. of Units Proposed 16  
No. of Efficiency Units N/A  
One Bedroom Units N/A  
Two Bedroom Units N/A  
Three Bedroom 16  
Single Family Homes  
Four (Or More) Bedroom Units N/A

Height of Building Proposed Approx. 26+

No. of Proposed Units/Acre 3+

Major Appliances: Stove and Dishwasher

Total Number One Each Per House

Gas Heat

Electric Stove

Other N/A

Estimated gallonage per day of sanitary disposal 5280

Basis for estimate 16 Homes x 110 Gallons/Day x 3 Bedrooms = 5280

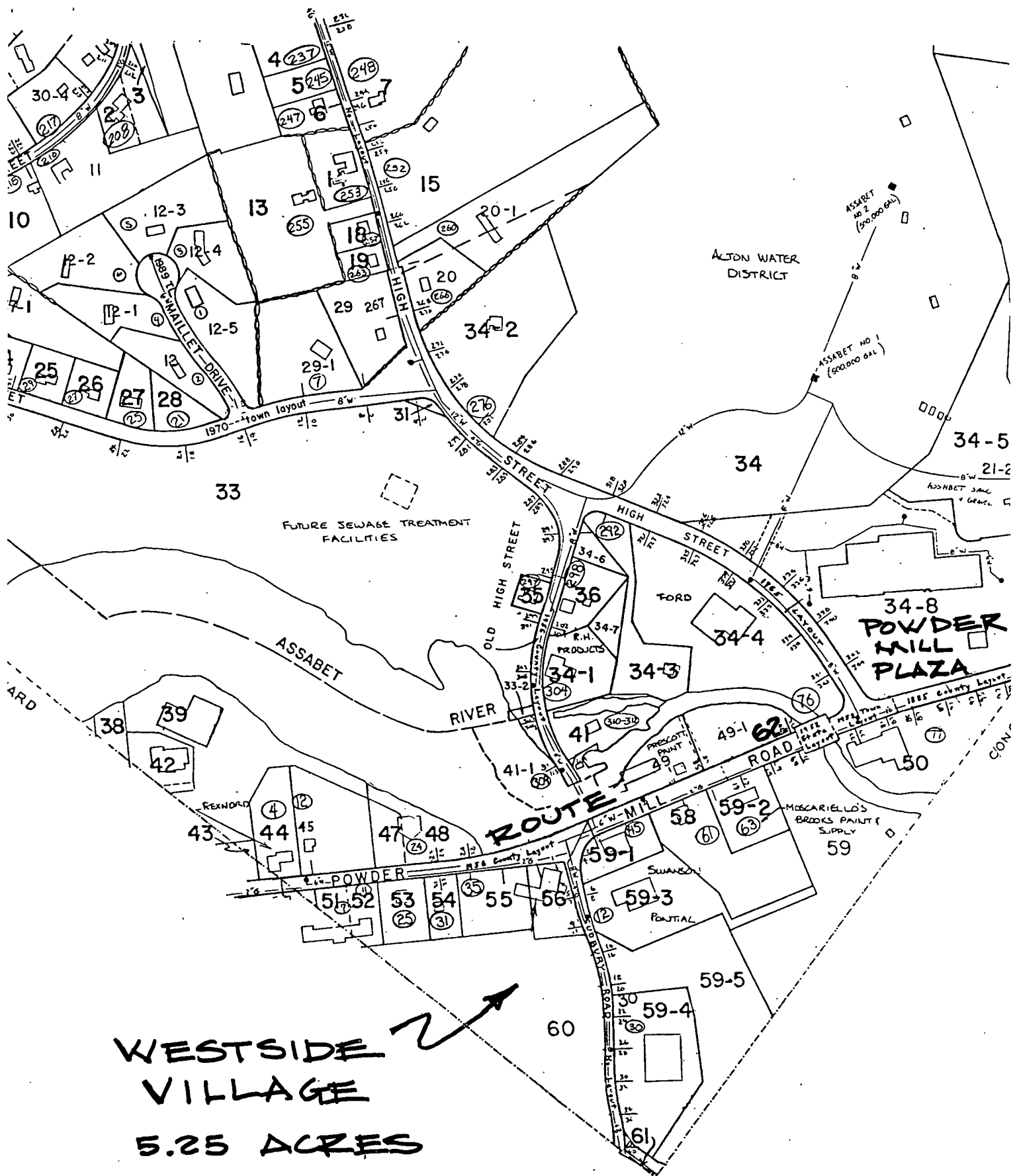
The following items make up an acceptable petition for a comprehensive permit to construct subsidized housing:

X Petition with 16 copies  
X Location map (Scale 1200 feet = 1 inch).  
X Site/Plot plan with 16 copies - Maximum size 24" x 36"<sup>1</sup>  
Horizontal scale: 30 feet = 1 inch, if area is greater than 2 acres.

Vertical scale: One foot intervals.

X Sewage plan with 16 copies.  
X Construction plan with 16 copies.  
X Certified copies of organization papers.  
X Additional items as described in Instructions to Appellant (VI E 5) including checklist.  
X List of abutters.  
X List of aubtters and other interested parties.  
X Fee - \$200.00.

<sup>1</sup> Must include boundaries of areas, date of preparation, natural features, North point, scale and professional engineer or land surveyor seal.



1-2	1-3	1-4
	J-3	J-4

TOWN of ACTON

### **SECTION III. GENERAL PROJECT INFORMATION**

#### **A. Narrative Description of Project**

Westside Village is a sixteen (16) lot single-family residential cluster proposed off Sudbury Road in Acton, Massachusetts by Westside Realty in accordance with the Commonwealth of Massachusetts Local Initiative Program as administered by the Executive Office of Communities & Development (EOCD). The proposed site consists of 5.25 acres with 640 feet of frontage on the west side of Sudbury Road. The land has no wetlands or flood plain and, while it is zoned General Industrial District, the property is also located within the Town of Acton's Affordable Housing District.

All of the houses at Westside Village will contain three (3) bedrooms and be constructed on individual private lots. Three distinctive sets of architecturally designed house plans are proposed to enhance the village concept. Common amenities in all of the houses will include attached garages and full basements. The residents at Westside Village will also enjoy the short walking distance to nearby retail shops and services. The development is also near other residential neighborhoods in Sudbury and Maynard and the West Concord T-Station and Route 2 are reasonably close to the site.

Ownership of each house at Westside Village will be conveyed in fee simple and four of the sixteen houses will be sold to first-time buyers whose income would be at or below \$39,900. Deeded resale restrictions for these houses will allow them to remain "affordable" for future buyers. Initial sale prices for the affordable houses will be \$94,500 for a three-bedroom unit. Location of the affordable houses will be scattered throughout the development. The affordable houses will be identical in size and design to the twelve market-rate houses. It is projected that the twelve market-rate houses will be offered in the \$230,000 to \$250,000 range. Final pricing of the market-rate units will be based upon project costs. Furthermore, per a regulatory agreement with EOCD, profit from the project will be limited to no more than 20 percent.

"Local preference" can be made for up to 70 percent of the affordable houses. This means that two of the affordable houses will be set aside for Acton residents, their children, or Town employees. Furthermore, not only does this project include 25 percent "affordable housing" but, in fact, the proposed market-rate housing at Westside Village is relatively affordable in light of today's housing prices in Acton. The proposed houses at Westside Village will offer the opportunity for 16 families to enjoy the pride of single-family home ownership on individual private lots.

#### **B. Letters of Support**

Letters of support which were submitted to EOCD for Westside Village are included at the end of this Section from the following Town agencies:

1. Acton Board of Selectmen
2. Acton Community Housing Corporation

C. EOCD Approval

EOCD's letter of approval dated March 31, 1997 for Westside Village Local Initiative Program Project is included at the end of this Section.

ACTON COMMUNITY HOUSING CORPORATION  
P.O. BOX 681  
ACTON, MA 01720

July 28, 1998

Mr. Nicholas Miller  
Acting Chairman  
Acton Zoning Board of Appeals  
Acton Town Hall  
472 Main Street  
Acton, MA 01720

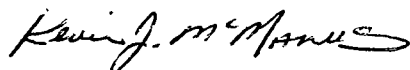
Dear Mr. Miller:

The Acton Community Housing Corporation (ACHC) has worked closely with the principals of Westside Realty LLC to develop plans for the site located at 13 Sudbury Road. We, as a Board, strongly encourage the ZBA to grant a Comprehensive Permit which will allow the Developers to build sixteen (16) single family homes of which four (4) will be sold to First Time Homebuyers under the Local Initiative Program at \$94,500.

During the past three (3) years Westside Realty LLC has worked in cooperation with the ACHC's Board, a number of Town Boards as well as Town Staff to develop the best plans for site. The Acton Selectmen reviewed and voted unanimously to endorse Westside Realty's LIP Application to the Department of Housing and Community Development's Private Housing Division. Enclosed you will find copies of the ACHC's and Acton Selectmen's letters of support. Both our Boards have been duly impressed with the willingness of Westside Realty LLC to respond to the interests of the Town.

The ACHC strongly encourages the ZBA to grant a Comprehensive Permit which will give four First Time Homebuyers families the opportunity to own AFFORDABLE housing in the Town of Acton. It should be noted that the four (4) homes will be counted towards the Acton's 10% Goal of Affordable Housing. Should you or other members of your Board have any questions the ACHC members will be present at the ZBA's Public Hearing on July 30, 1998.

Sincerely,



Kevin McManus  
Chairman



**TOWN OF ACTON**  
472 Main Street  
Acton, Massachusetts, 01720  
Telephone (508) 264-9612  
Fax (508) 264-9630

**Nancy E. Tavernier**  
Chairman

---

September 24, 1996

Ms. Jane Wallis Gumble, Director  
Department Housing and Community Development  
100 Cambridge Street  
Suite 1804  
Boston, MA 02202

Dear Ms. Gumble:

The Board of Selectmen has reviewed the LIP application for Westside Village in Acton Massachusetts, and on August 20, 1996, the Board voted to support this proposal and endorse the application as submitted by Westside Realty Corporation. In arriving at this decision, the Board considered the advice and recommendations of the Acton Community Housing Corporation and the willingness of the Westside Realty Corporation to respond to Town interests.

The Board is pleased to have this opportunity to cooperatively bring more affordable housing to Acton and we look forward to working with your office and Westside Realty Corporation on this endeavor.

Sincerely,

Nancy E. Tavernier, Chairman  
ACTON BOARD OF SELECTMEN

cc: ACHC

ACTON COMMUNITY HOUSING CORPORATION  
P.O. BOX 681  
ACTON, MA 01720  
(508) 263-4776

September 18, 1996

Ms. Jane Wallis Gumble  
Director  
Department of Housing  
and Community Development  
100 Cambridge Street, Suite 1804  
Boston, MA 02202

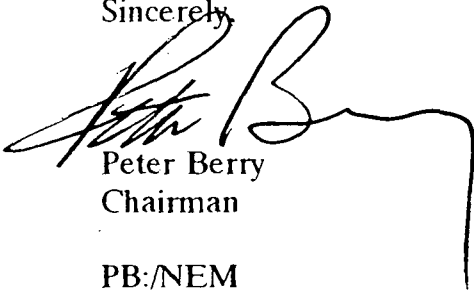
Dear Ms. Gumble:

On July 25, 1996, the Board of Directors of the Acton Community Housing Corporation (ACHC) voted unanimously to support the LIP application for Westside Village in Acton, Massachusetts made by Westside Realty Corporation. We have worked with Douglas Macone and Frank Panetta of Westside Realty Corporation and found them to be responsive to our request and to our interest in expanding the opportunities for construction of affordable housing in Acton.

The ACHC looks forward to working closely with Westside Realty Corporation. The proposal for Westside Village is well thought out and will help our community by providing additional affordable housing. In fact, as noted in the LIP application, even the market rate housing at Westside Village is relatively affordable in light of Acton's housing prices.

For the reasons stated herein, the Acton Community Housing Corporation recommends Department of Housing and Community Development's approval of the Westside Village LIP application.

Sincerely,



Peter Berry  
Chairman

PB:/NEM



# DEPARTMENT OF HOUSING & COMMUNITY DEVELOPMENT



Argeo Paul Cellucci, Governor  
Jane Swift, Lieutenant Governor  
Jane Wallis Gumble, Director

May 25, 1999

Wayne L. Friedrichs, Chairman  
Board of Selectmen  
472 Main Street  
Acton, MA 01720

Frank Panetta  
Westside Realty, LLP  
109 Page Road  
Lincoln, MA 01773

Re: Westside Village; L.I.P. Regulatory Agreement of May 25, 1999.

Dear Mr. Friedrichs and Mr. Panetta:

Enclosed please find the signed Regulatory Agreement for the above referenced project.

Before construction begins, it is your obligation to insure that all plans and specifications conform to the Comprehensive Permit issued by the Board of Appeals. Construction must also comply with all state laws and with all local bylaws, regulations, and requirements which have not been explicitly waived in the Comprehensive Permit.

In particular, we suggest that the appropriate municipal officials carefully review final construction plans and specifications such as:

- I. Recorded Definitive Subdivision Plan OR Plan endorsed Approval Not Required
- II. Site Plans, including:
  - A. Site Plan, showing:
    1. Lot lines
    2. Location of all buildings
    3. Street and driveway locations, dimensions and cross sections

GARRY RHODES - I AM  
FORWARDING THIS ENTIRE  
DOCUMENT TO YOU FOR  
COORDINATING AS APPROPRIATE,  
PLEASE .

A handwritten signature in black ink, appearing to read "Garry Rhodes".

CC: BOS - COVER LTR. ONLY

ACHC - " " "

- B. Utilities Plan, showing:
  - 1. All utilities
  - 2. Hydrants and Street lights
- C. Septic System Plan (if applicable)
- D. Drainage Plan and Calculations
- E. Landscape Plan, showing:
  - 1. Existing vegetation
  - 2. Grading
  - 3. Sidewalks
  - 4. Street trees

### III. Architectural Plans and Elevations

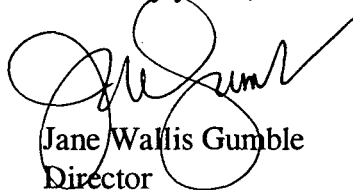
Please be sure to review the Regulatory Agreement (RA) carefully. If you have any questions about the requirements contained in it, please contact Jeff Quinn at DHCD (617) 727-7078. Among the obligations contained in it are:

- A. The RA must be recorded.
- B. After recording, Town Counsel should submit a Confirmation of Recording to the DHCD Legal Office. (RA ¶ 10)
- C. "Upon issuance of final Certificate(s) of Occupancy," the Sponsor should submit a Certificate Cost and Income Statement to the DHCD Private Housing Programs Bureau. (RA, ¶ 5)
- D. An Annual Certification of Qualified Occupancy should be submitted by the Chief Elected Official annually to the DHCD Private Housing Programs Bureau. (RA, ¶ 9)

It is important to note that, prior to the sale of each unit in this development, a Loan Term Certificate and a Discount Rate Certificate must be submitted to DHCD Private Housing Bureau for approval.

We thank you for your participation in the Local Initiative Program, and look forward to continuing to work with you to increase the availability of affordable housing in Massachusetts.

Sincerely yours,



Jane Wallis Gumble  
Director

cc: Kevin McManus, Community Housing Corp.

**MCO**  
& Associates

March 17, 1999

VIA EXPRESS MAIL

Department of Housing & Community Development  
Mr. Jeff Quinn  
Office of Private Housing  
1 Congress Street - 10<sup>th</sup> Floor  
Boston, MA 02111

RE: Regulatory Agreement  
Westside Village LIP  
Acton, MA

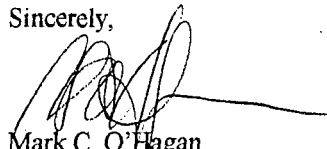
Dear Jeff:

Enclosed please find three copies of the completed Regulatory Agreement for the Westside Village LIP development in Acton, MA on behalf of Westside Realty LLP, the developer. The three copies have been signed and notarized by both the developer and the Chief elected official in Acton.

You will notice that it is the standard agreement with no modifications. Please contact me with any questions or additional information that may be necessary. Please forward the developers copy to my address when it has been signed by your department.

As always, thank you for your assistance. If you have any questions please do not hesitate to call me at 978-779-0113.

Sincerely,



Mark C. O'Hagan  
MCO & Associates, Inc.

CC: ☒ Frank Panetta, Westside Village LLP  
☒ Betty McManus, ACHC

75 Acton

Westside Village  
Acton, Massachusetts

Home Availability & Projected Owners  
LIP Program Lottery

	<u>Lot #</u>	<u>Home Style</u>	<u>Lot Size</u>	<u>Estimated Closing Date</u>	<u>Projected Owner</u>
Home 1	16	Hosmer	11,028 s.f.	May/June 2000	Pamela Hall 32 Adams Street Littleton, MA 01460 <i>Local - Acton Medical Assoc has family in town</i>
Home 2	4	Hosmer	8,439 s.f.	July/Aug 2000	Scott Douglas 4 Dawn Road Maynard, MA 01754 <i>Ministry (also quality as local) parents live at Wayne Court, Acton</i>
Home 3	5	Hayward	8,598 s.f.	Sept/Oct 2000	Launie Haddock 117 Central Street #C1 Acton, MA 01720 <i>Local R. for</i>
Home 4	11	Davis	9,805 s.f.	Feb/March 2000	Susan Coulter 310 Codman Hill Road #26D Boxborough, MA 01719 <i>Dist of State</i>

ALL "WINNERS" are subject to verification of all application data

**Harris Street Village**  
Acton, Massachusetts

Home Availability & Projected Owners

	<u>Unit #</u>	<u>Home Style</u>	<u>Estimated Completion</u>	<u>Projected Owner</u>	
Home 1	1	Bristol	June 2000	Beverly Hutchings 9 Pine Street Townsend, MA 01469	Local - works for Town (Acton Public Health Nursing Service)
Home 2	12	Oxford	June 2000	MarieJo Luc 204 Bryant Street #6 Malden, MA 02148	Primarily Affected
Home 3	14	Oxford (Handicap Adaptable)	September 2000	Dawn Visco 7 South Street Acton, MA 01720	Local - Rents out Green up in town - Parents still live (Cherokee, South Street)
Home 4	15	Located in Historic Homesite	September 2000	Patricia Dancy 147 West Neptune Street Lynn, MA 01905	Rest of Site

ALL "WINNERS" are subject to verification of all application data



**TOWN OF ACTON**

P.O. Box 681

Acton, Massachusetts, 01720

Telephone (978) 263-4776

Fax (978) 266-1408

**Acton Community Housing Corporation**  
**Nancy Tavernier, Chairman**

---

TO: Board of Selectmen

FROM: ACHC, Nancy Tavernier, Chair

SUBJECT: Resale of affordable unit at Westside Village

DATE: 5/7/04

ACHC has been notified by one of the affordable home owners at Westside Village of their desire to sell their home in the near future. We have informed the homeowner about the process they need to follow which includes notifying the DHCD and calculating the selling price of the home based on the deed rider discount rate. We will have 120 days to find an income eligible home owner and intend to move quickly to avoid the "close call" we had on our first resale in Harris Village. We will require all applicants to be pre-qualified and to produce a bank letter to avoid any financing delays.

We need to hire a consultant to administer the lottery and marketing of the unit. This unit is designated for Local Preference so the advertising will not need to be extensive. In the summer of 2002, the cost of the consultant for this task was \$500 plus expenses. Since that time, the price for this service has risen dramatically based on initial inquiries with a local consultant.

ACHC requests a sum, not to exceed \$3000 plus expenses, from the New View account and will make recommendations on the specific consultant and cost after you grant this appropriation.

If you have any questions, we will be in attendance at the May 10 meeting.

Thank you.

**Acton Community Housing Corporation**

P.O. Box 681

Acton, Massachusetts, 01720

Telephone (978) 263-4776

Fax (978) 266-1408

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TO: Board of Selectmen  
FROM: Nancy Tavernier, Chair  
SUBJECT: Westside Resale consultant update  
DATE: 5/20/04

This memo is to update the board on ACHC's 5/10/04 request to use up to \$3000 from the New View fund to cover the cost of a consultant who will market and administer the resale of an affordable unit at Westside Village. The ACHC has contacted three consultants seeking estimates of the cost of the services to be performed. Two of the three declined the opportunity to do the job feeling it was too small for the work involved (1 unit only). This included CHAPA, non-profit umbrella organization for affordable housing.

We are in the process of determining whether or not the on-site affordable unit at Dunham Lane is ready for the lottery process. The Special Permit granted for this development off High St. stipulates that the developer Mark White will pay for the marketing and lottery. Should the timing be compatible with this resale, we will plan to combine the lottery and thereby reduce the cost to the town.

At this point, we are recommending that Mark O'Hagan be hired by ACHC to do the resale process for the Westside Village unit and that he be paid no more than \$1500. Since Mark O'Hagan is also the consultant selected by Mark White, we hope this cost will not be fully assessed to the Town since it is very likely the lottery will be combined.

Thank you for your support.

AC HC

**Westside Realty LLP**  
**P.o. Box 1196**  
**Concord, Ma. 01742**

Nancy Tavernier  
A.C.H.C. - Acton Town Hall  
472 Main St  
Acton, Ma. 01720

June 3, 2006

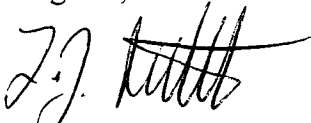
Re; Westside Village, Acton Ma

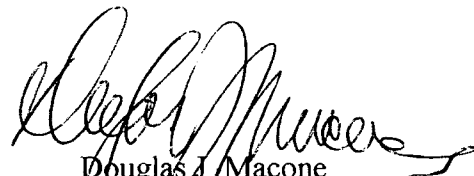
Dear Ms. Tavernier,

It has been recently brought to our attention that in regard to our completed Westside Village "LIP" development on Sudbury Rd., no record of Westside Realty's Cost and Income statement exists on file. Please find attached a cover letter and C.I. Statement prepared by the projects accountants. As reflected in the statement, the overall profit of 9.15% falls below the D.H.C.D. Regulatory Agreement maximum allowable profit of 20%.

It was a pleasure working with all departments associated with the Town of Acton on this project; we hope the enclosed satisfies our obligations in regard to Westside Village. It would be appreciated if you could forward the enclosed to any required local or state departments, or assist us in doing so. If you have any questions regarding the enclosed statements please feel free to call our projects accountant as indicated on his enclosed cover page.

Regards,

  
Frank J. Panetta

  
Douglas J. Macone





**Yoshida, Croyle & Sokolski, P.C.**

**CERTIFIED PUBLIC ACCOUNTANTS**

May 18, 2006

Attn: Nancy Tavernier  
ACHC – Town Hall  
472 Main St.  
Acton, MA 01720

Dear Ms. Tavernier,

The schedule enclosed with this letter is a summary of activity of Westside Realty and Thoreau Management as it pertains to the development known as Westside Village in Acton. We have also included copies of the Federal Tax Returns and HUD closing statements for the years, 2000, 2001 and 2002 which is from inception to completion of the project. We believe that this will satisfy the reporting requirements and supply the information necessary to confirm that this project falls well within the boundaries of a 40B project.

Ms. Tavernier, should you have any additional questions, please feel free to direct them to me by telephone at (781) 273-1010 x 232 or via e-mail at [mts@ycscpa.com](mailto:mts@ycscpa.com).

Regards,

YOSHIDA, CROYLE & SOKOLSKI PC

A handwritten signature in dark ink, appearing to read "Michael T. Sokolski", written in a cursive style.

Michael T. Sokolski, CPA

Enclosures

# Summary of Income for Westside Realty and Thoreau Management

	2000	2001	2002	Total
Income - Thoreau	78,710	219,603	91,000	389,313
Income - Westside *	2,623,655	2,041,328	0	4,664,983
Interest Inc - Thoreau	463	363	72	898
Interest Inc - Westside	311	1,005	606	1,922
COS - Westside	(2,554,979)	(1,335,805)	(112,331)	(4,003,115)
Operating Expenses - Thoreau	(167,789)	(91,943)	(1,357)	(261,089)
Payroll & Payroll Taxes - Thoreau	108,242	78,835	0	187,077
Operating Expenses - Westside	(378,018)	(361,401)	(93,487)	(832,906)
Payroll & Payroll Taxes - Westside	162,058	118,107	0	280,165
Adjusted net income after addback of salaries paid to partners				427,248
Sales of properties				4,664,983
% profit				0.091586199

## \* Income - Westside

House Sales	2,623,655	2,025,420
Other Income	0	15,908
	<u>2,623,655</u>	<u>2,041,328</u>

1065

Form  
Department of the Treasury  
Internal Revenue Service

## U.S. Return of Partnership Income

OMB No. 1545-0099

For calendar year 2000, or tax year beginning \_\_\_\_\_, 2000, and ending \_\_\_\_\_  
**EXTENSION GRANTED TO 10/15/01****2000**

<b>A</b> Principal business activity <b>REAL ESTATE DEVELOPMENT</b>	Use the IRS label. Otherwise, print or type.	Name of partnership <b>WESTSIDE REALTY LLP</b>	<b>D</b> Employer identification number <b>04-3438516</b>
<b>B</b> Principal product or service <b>CONSTRUCTION</b>		Number, street, and room or suite no. If a P.O. box, see page 13 of the instructions. <b>P.O. BOX 1196</b>	<b>E</b> Date business started <b>01/01/2000</b>
<b>C</b> Business code number <b>233200</b>		City or town, state, and ZIP code <b>CONCORD, MA 01742</b>	<b>F</b> Total assets <b>\$ 788,659.</b>

**G** Check applicable boxes: (1) ☒ Initial return (2) ☐ Final return (3) ☐ Change in address (4) ☐ Amended return

**H** Check accounting method: (1) ☐ Cash (2) ☒ Accrual (3) ☐ Other (specify) **2**

**I** Number of Schedules K-1. Attach one for each person who was a partner at any time during the tax year **2**

Caution: Include only trade or business income and expenses on lines 1a through 22 below. See the instructions for more information.

Income	<b>1 a</b> Gross receipts or sales	<b>1a</b>	<b>2,623,655.</b>	
	<b>b</b> Less returns and allowances	<b>1b</b>	<b>-</b>	<b>1c</b> <b>2,623,655.</b>
	<b>2</b> Cost of goods sold (Schedule A, line 8)	<b>2</b>	<b>2,554,979.</b>	
	<b>3</b> Gross profit. Subtract line 2 from line 1c	<b>3</b>	<b>68,676.</b>	
	<b>4</b> Ordinary income (loss) from other partnerships, estates, and trusts (attach schedule)	<b>4</b>		
	<b>5</b> Net farm profit (loss) (attach Schedule F (Form 1040))	<b>5</b>		
Deductions (see instructions for limitations)	<b>6</b> Net gain (loss) from Form 4797, Part II, line 18	<b>6</b>		
	<b>7</b> Other income (loss) (attach schedule) <b>SEE STATEMENT 1</b>	<b>7</b>	<b>144.</b>	
	<b>8</b> Total income (loss). Combine lines 3 through 7	<b>8</b>	<b>68,820.</b>	
	<b>9</b> Salaries and wages (other than to partners) (less employment credits)	<b>9</b>	<b>149,996.</b>	
	<b>10</b> Guaranteed payments to partners	<b>10</b>		
	<b>11</b> Repairs and maintenance	<b>11</b>		
	<b>12</b> Bad debts	<b>12</b>		
	<b>13</b> Rent	<b>13</b>		
	<b>14</b> Taxes and licenses <b>SEE STATEMENT 2</b>	<b>14</b>	<b>34,035.</b>	
	<b>15</b> Interest	<b>15</b>	<b>85,924.</b>	
	<b>16 a</b> Depreciation (if required, attach Form 4562)	<b>16a</b>		
	<b>b</b> Less depreciation reported on Schedule A and elsewhere on return	<b>16b</b>		<b>16c</b>
	<b>17</b> Depletion (Do not deduct oil and gas depletion.)	<b>17</b>		
	<b>18</b> Retirement plans, etc.	<b>18</b>		
	<b>19</b> Employee benefit programs	<b>19</b>		
	<b>20</b> Other deductions (attach schedule) <b>SEE STATEMENT 3</b>	<b>20</b>	<b>107,919.</b>	
<b>21</b> Total deductions. Add the amounts shown in the far right column for lines 9 through 20	<b>21</b>	<b>377,874.</b>		
<b>22</b> Ordinary income (loss) from trade or business activities. Subtract line 21 from line 8	<b>22</b>	<b>-309,054.</b>		

**Sign Here**

Under penalties of perjury, I declare that I have examined this return, including accompanying schedules and statements, and to the best of my knowledge and belief, it is true, correct, and complete. Declaration of preparer (other than general partner or limited liability company member) is based on all information of which preparer has any knowledge.

Signature of general partner or limited liability company member \_\_\_\_\_ Date \_\_\_\_\_

**Paid** Preparer's signature \_\_\_\_\_ Date \_\_\_\_\_ Check if self-employed ☐ Preparer's SSN or PTIN **P00106133**

**Preparer's Use Only** Firm's name (or yours if self-employed), address, and ZIP code **YOSHIDA, CROYLE & SOKOLSKI, PC** EIN **04-3014517**  
**20 BURLINGTON MALL ROAD, SUITE 322** Phone no. **(781) 273-1010**  
**BURLINGTON, MA 01803-4126**

JWA For Paperwork Reduction Act Notice, see separate instructions.

Form 1065 (2000)

**Schedule A Cost of Goods Sold** (see page 17 of the instructions)

1	Inventory at beginning of year	1	
2	Purchases less cost of items withdrawn for personal use	2	
3	Cost of labor	3	
4	Additional section 263A costs (attach schedule)	4	
5	Other costs (attach schedule)	5	SEE STATEMENT 4 2,554,979.
6	Total. Add lines 1 through 5	6	2,554,979.
7	Inventory at end of year	7	
8	Cost of goods sold. Subtract line 7 from line 6. Enter here and on page 1, line 2	8	2,554,979.

**9 a** Check all methods used for valuing closing inventory:

- (i) ☒ Cost as described in Regulations section 1.471-3  
(ii) ☐ Lower of cost or market as described in Regulations section 1.471-4  
(iii) ☐ Other (specify method used and attach explanation) ►

- b Check this box if there was a writedown of "subnormal" goods as described in Regulations section 1.471-2(c) ☐  
c Check this box if the LIFO inventory method was adopted this tax year for any goods (if checked, attach Form 970) ☐  
d Do the rules of section 263A (for property produced or acquired for resale) apply to the partnership? ☐ Yes ☒ No  
e Was there any change in determining quantities, cost, or valuations between opening and closing inventory? ☐ Yes ☒ No  
If "Yes," attach explanation.

**Schedule B Other Information**

	Yes	No
1 What type of entity is filing this return? Check the applicable box: a <input type="checkbox"/> Domestic general partnership    b <input type="checkbox"/> Domestic limited partnership c <input type="checkbox"/> Domestic limited liability company    d <input checked="" type="checkbox"/> Domestic limited liability partnership e <input type="checkbox"/> Foreign partnership    f <input type="checkbox"/> Other ►		
2 Are any partners in this partnership also partnerships?		X
3 During the partnership's tax year, did the partnership own any interest in another partnership or in any foreign entity that was disregarded as an entity separate from its owner under Regulations sections 301.7701-2 and 301.7701-3? If yes, see instructions for required attachment		X
4 Is this partnership subject to the consolidated audit procedures of sections 6221 through 6233? If "Yes," see Designation of Tax Matters Partner below		X
5 Does this partnership meet all three of the following requirements? a The partnership's total receipts for the tax year were less than \$250,000; b The partnership's total assets at the end of the tax year were less than \$600,000; and c Schedules K-1 are filed with the return and furnished to the partners on or before the due date (including extensions) for the partnership return. If "Yes," the partnership is not required to complete Schedules L, M-1, and M-2; Item F on page 1 of Form 1065; or Item J on Schedule K-1		X
6 Does this partnership have any foreign partners?		X
7 Is this partnership a publicly traded partnership as defined in section 469(k)(2)?		X
8 Has this partnership filed, or is it required to file, Form 8264, Application for Registration of a Tax Shelter?		X
9 At any time during the calendar year 2000, did the partnership have an interest in or a signature or other authority over a financial account in a foreign country (such as a bank account, securities account, or other financial account)? (See page 19 of the instructions for exceptions and filing requirements for Form TD F 90-22.1.) If "Yes," enter the name of the foreign country. ►		X
10 During the tax year, did the partnership receive a distribution from, or was it the grantor of, or transferor to, a foreign trust? If "Yes," the partnership may have to file Form 3520. See page 19 of the instructions		X
11 Was there a distribution of property or a transfer (e.g., by sale or death) of a partnership interest during the tax year? If "Yes," you may elect to adjust the basis of the partnership's assets under section 754 by attaching the statement described under Elections Made By the Partnership on page 7 of the instructions		X
12 Enter the number of Forms 8865 attached to this return ►		

**Designation of Tax Matters Partner** (see page 19 of the instructions)

Enter below the general partner designated as the tax matters partner (TMP) for the tax year of this return:

Name of designated TMP ►

Identifying number of TMP ►

Address of designated TMP ►

**Schedule K Partners' Shares of Income, Credits, Deductions, etc.**

(a) Distributive share items		(b) Total amount	
Income (Loss)	1 Ordinary income (loss) from trade or business activities (page 1, line 22)	1	-309,054.
	2 Net income (loss) from rental real estate activities (attach Form 8825)	2	
	3a Gross income from other rental activities	3a	
	b Expenses from other rental activities (attach schedule)	3b	
	c Net income (loss) from other rental activities. Subtract line 3b from line 3a	3c	
	4 Portfolio income (loss): a Interest income SEE STATEMENT 5	4a	311.
	b Ordinary dividends	4b	
	c Royalty income	4c	
	d Net short-term capital gain (loss) (attach Schedule D (Form 1065))	4d	
	e Net long-term capital gain (loss) (attach Schedule D (Form 1065)):		
	(1) 28% rate gain (loss) (2) Total for year	4e(2)	
f Other portfolio income (loss) (attach schedule)	4f		
5 Guaranteed payments to partners	5		
6 Net section 1231 gain (loss) (other than due to casualty or theft) (attach Form 4797)	6		
7 Other income (loss) (attach schedule)	7		
Deductions	8 Charitable contributions (attach schedule)	8	
	9 Section 179 expense deduction (attach Form 4562)	9	
	10 Deductions related to portfolio income (itemize)	10	
11 Other deductions (attach schedule)	11		
Credits	12a Low-income housing credit:		
	(1) From partnerships to which section 42(j)(5) applies for property placed in service before 1990	12a(1)	
	(2) Other than on line 12a(1) for property placed in service before 1990	12a(2)	
	(3) From partnerships to which section 42(j)(5) applies for property placed in service after 1989	12a(3)	
	(4) Other than on line 12a(3) for property placed in service after 1989	12a(4)	
	b Qualified rehabilitation expenditures related to rental real estate activities (attach Form 3468)	12b	
	c Credits (other than credits shown on lines 12a and 12b) related to rental real estate activities	12c	
	d Credits related to other rental activities	12d	
13 Other credits	13		
Investment Interest	14a Interest expense on investment debts	14a	
	b (1) Investment income included on lines 4a, 4b, 4c, and 4f above	14b(1)	311.
	(2) Investment expenses included on line 10 above	14b(2)	
Self-Employment	15a Net earnings (loss) from self-employment	15a	-309,054.
	b Gross farming or fishing income	15b	
	c Gross nonfarm income	15c	68,820.
Adjustments and Tax Preference Items	16a Depreciation adjustment on property placed in service after 1986	16a	
	b Adjusted gain or loss	16b	
	c Depletion (other than oil and gas)	16c	
	d (1) Gross income from oil, gas, and geothermal properties	16d(1)	
	(2) Deductions allocable to oil, gas, and geothermal properties	16d(2)	
	e Other adjustments and tax preference items (attach schedule)	16e	
Foreign Taxes	17a Name of foreign country or U.S. possession		
	b Gross income sourced at partner level	17b	
	c Foreign gross income sourced at partnership level:		
	(1) Passive (2) Listed categories (attach sch.) (3) General limitation	17c(3)	
	d Deductions allocated and apportioned at partner level:		
	(1) Interest expense (2) Other	17d(2)	
	e Deductions allocated and apportioned at partnership level to foreign source income:		
	(1) Passive (2) Listed categories (attach sch.) (3) General limitation	17e(3)	
	f Total foreign taxes (check one): Paid <input type="checkbox"/> Accrued <input type="checkbox"/>	17f	
g Reduction in taxes available for credit and gross income from all sources (attach schedule)	17g		
Other	18 Section 59(e)(2) expenditures: a Type b Amount	18b	
	19 Tax-exempt interest income	19	
	20 Other tax-exempt income	20	
	21 Nondeductible expenses	21	
	22 Distributions of money (cash and marketable securities)	22	
	23 Distributions of property other than money	23	
	24 Other items and amounts required to be reported separately to partners (attach schedule)		

**Analysis of Net Income (Loss)**

1 Net income (loss). Combine Schedule K, lines 1 through 7 in column (b). From the result, subtract the sum of Schedule K, lines 8 through 11, 14a, 17f, and 18b

1 -308,743.

2 Analysis by partner type:

a General partners  
b Limited partners

(i) Corporate

(ii) Individual (active)

(iii) Individual (passive)

(iv) Partnership

(v) Exempt organization

(vi) Nominee/Other

-308,743.

**Schedule L Balance Sheets per Books** (Not required if Question 5 on Schedule B is answered "Yes.")

Assets	Beginning of tax year		End of tax year	
	(a)	(b)	(c)	(d)
1 Cash				12,972.
2a Trade notes and accounts receivable				
b Less allowance for bad debts				
3 Inventories				
4 U.S. government obligations				
5 Tax-exempt securities				
6 Other current assets (attach schedule)	STATEMENT 6			775,687.
7 Mortgage and real estate loans				
8 Other investments (attach schedule)				
9a Buildings and other depreciable assets				
b Less accumulated depreciation				
10a Depletable assets				
b Less accumulated depletion				
11 Land (net of any amortization)				
12a Intangible assets (amortizable only)				
b Less accumulated amortization				
13 Other assets (attach schedule)				
14 Total assets		0.		788,659.
<b>Liabilities and Capital</b>				
15 Accounts payable				592,854.
16 Mortgages, notes, bonds payable in less than 1 year				311,546.
17 Other current liabilities (attach schedule)	STATEMENT 7			193,002.
18 All nonrecourse loans				
19 Mortgages, notes, bonds payable in 1 year or more				
20 Other liabilities (attach schedule)				
21 Partners' capital accounts				-308,743.
22 Total liabilities and capital		0.		788,659.

**Schedule M-1****Reconciliation of Income (Loss) per Books With Income (Loss) per Return**

(Not required if Question 5 on Schedule B is answered "Yes." See page 30 of the instructions.)

1 Net income (loss) per books	-308,743.	6 Income recorded on books this year not included on Schedule K, lines 1 through 7 (itemize):	
2 Income included on Schedule K, lines 1 through 4, 6, and 7, not recorded on books this year (itemize):		a Tax-exempt interest \$	
3 Guaranteed payments (other than health insurance)		7 Deductions included on Schedule K, lines 1 through 11, 14a, 17f, and 18b, not charged against book income this year (itemize):	
4 Expenses recorded on books this year not included on Schedule K, lines 1 through 11, 14a, 17f, and 18b (itemize):		a Depreciation \$	
a Depreciation \$		b Travel and entertainment \$	
b Travel and entertainment \$		8 Add lines 6 and 7	
5 Add lines 1 through 4	-308,743.	9 Income (loss) (Analysis of Net Income (Loss), line 1). Subtract line 8 from line 5	-308,743.

**Schedule M-2 Analysis of Partners' Capital Accounts** (Not required if Question 5 on Schedule B is answered "Yes.")

1 Balance at beginning of year		6 Distributions: a Cash	
2 Capital contributed during year		b Property	
3 Net income (loss) per books	-308,743.	7 Other decreases (itemize):	
4 Other increases (itemize):		8 Add lines 6 and 7	
5 Add lines 1 through 4	-308,743.	9 Balance at end of year. Subtract line 8 from line 5	-308,743.

**Application for Automatic Extension of Time  
To File U.S. Return for a Partnership, REMIC,  
or for Certain Trusts**

OMB No. 1545-1054

▶ **File a separate application for each return.****Please type or print.**

Name

**WESTSIDE REALTY LLP**

Employer identification number

**04-3438516****File by the due date for filing the return for which an extension is requested.**

Number, street, and room or suite no. If a P.O. box, see instructions.

**P.O. BOX 1196**

City or town, state, and ZIP code. If a foreign address, enter city, province or state, and country. Follow the country's practice for entering the postal code.

**CONCORD, MA 01742****1 I request an automatic 3-month extension of time to file (check only one):**☐ Form 1041☐ Form 1041-QFT☒ Form 1065☐ Form 1065-B☐ Form 1066**2 If the entity does not have an office or place of business in the United States, check this box** ▶ ☐**3 a** For calendar year 2000, or other tax year beginning \_\_\_\_\_, and ending \_\_\_\_\_**b** If this tax year is for less than 12 months, check reason:☒ Initial return☐ Final return☐ Change in accounting period**4 If this extension is requested for Form 1041, Form 1041-QFT, Form 1065-B, or Form 1066, enter the following amounts:****a** Tentative total tax from Form 1041, Form 1041-QFT, Form 1065-B, or Form 1066 (see instructions) \$ \_\_\_\_\_**b** Refundable credits and estimated tax payments, including any prior year overpayment allowed as a credit, from Form 1041, Form 1041-QFT, or Form 1065-B (see instructions). REMICs, enter -0- \$ \_\_\_\_\_**c Balance due.** Subtract line 4b from line 4a. If zero or less, enter -0-. Enclose payment, if any, with Form 8736 (see instructions) \$ \_\_\_\_\_ **0.****Caution:** Interest will be charged on any tax not paid by the regular due date of Forms 1041, 1041-QFT, 1065-B, and 1066 from the due date until the tax is paid.

**Application for Additional Extension of Time to File  
U.S. Return for a Partnership, REMIC, or for Certain Trusts**

OMB No. 1545-1057

▶ **File a separate application for each return.**

<b>Please type or print.</b>  <b>File the original and one copy by the due date for filing the return for which an extension is requested. See instructions.</b>	Name	Employer identification number
	WESTSIDE REALTY LLP	04-3438516
	Number, street, and room or suite no. If a P.O. box, see instructions	
	P.O. BOX 1196	
	City or town, state, and ZIP code. If a foreign address, enter city, province or state, and country. Follow the country's practice for entering the postal code.	
	CONCORD, MA 01742	

- 1 I request an additional extension of time until OCTOBER 15, 2001, to file (check only one):  
☐ Form 1041    ☐ Form 1041-QFT    ☒ Form 1065    ☐ Form 1065-B    ☐ Form 1066
- 2 If the entity does not have an office or place of business in the United States, check this box ☐
- 3 a For calendar year 2000, or other tax year beginning \_\_\_\_\_, and ending \_\_\_\_\_  
 b If this tax year is for less than 12 months, check reason: ☒ Initial return    ☐ Final return    ☐ Change in accounting period
- 4 Explain why the entity needs an extension. All entities filing this form must give an adequate explanation.  
**TAXPAYER IS STILL AWAITING INFORMATION FROM AN INDEPENDENT SOURCE.**
- 5 Has the entity filed Form 8736 to request an extension of time to file for this tax year? ☒ Yes    ☐ No  
 If you checked "No," we will grant an extension only for undue hardship. Fully explain the hardship on line 4.

**Signature and Verification**

Under penalties of perjury, I declare that I have examined this form, including accompanying schedules and statements, and to the best of my knowledge and belief, it is true, correct, and complete; and that I am authorized to prepare this form.

Signature ▶

Title ▶

Date ▶

File original and one copy. The IRS will show below whether or not your application is approved and will return the copy.

**Notice to Applicant - To Be Completed by the IRS.**

- ☐ We **HAVE** approved this application. Please attach this form to the entity's return.
- ☐ We **HAVE NOT** approved this application.  
 However, we have granted a 10-day grace period to \_\_\_\_\_. This grace period is considered a valid extension of time for elections otherwise required to be made on a timely return. Please attach this form to the entity's return.
- ☐ We **HAVE NOT** approved this application. After considering the reasons stated in item 4 above, we cannot grant this request for an extension of time to file. We are not granting a 10-day grace period.
- ☐ We cannot consider this application because it was filed after the due date of the return for which an extension was requested.
- ☐ Other: \_\_\_\_\_

By: \_\_\_\_\_

Director

Date

If you want a copy of this form to be returned to an address other than that shown above, please enter the address to which the copy should be sent.

Please  
Type  
or  
Print

Name  
YOSHIDA, CROYLE & SOKOLSKI, PC

Number, street, and room or suite no. (If a P.O. box, see instructions.)  
20 BURLINGTON MALL ROAD, STE. 322

City or town, state, and ZIP code. If a foreign address, enter city, province or state, and country. Follow the country's practice for entering the postal code.  
BURLINGTON, MA 01803



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FORM 1065	OTHER INCOME	STATEMENT	1
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DESCRIPTION	AMOUNT
MISCELLANEOUS	144.
TOTAL TO FORM 1065, LINE 7	144.

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FORM 1065	TAX EXPENSE	STATEMENT	2
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DESCRIPTION	AMOUNT
PAYROLL	12,062.
REAL ESTATE	21,973.
TOTAL TO FORM 1065, LINE 14	34,035.

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FORM 1065	OTHER DEDUCTIONS	STATEMENT	3
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DESCRIPTION	AMOUNT
MANAGEMENT FEE	78,710.
OFFICE EXPENSE	612.
OUTSIDE SERVICES	28,597.
TOTAL TO FORM 1065, LINE 20	107,919.

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SCHEDULE A	OTHER COSTS	STATEMENT	4
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DESCRIPTION	AMOUNT
CONSTRUCTION COSTS-MATERIALS, ETC.	2,444,524.
COMMISSIONS	97,067.
CLOSING COSTS	13,388.
TOTAL TO FORM 1065, PAGE 2, LINE 5	2,554,979.

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SCHEDULE K	INTEREST INCOME	STATEMENT	5
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DESCRIPTION	U.S. BONDS	OTHER
BANK INTEREST		311.
TOTAL TO SCHEDULE K, LINE 4A		311.

SCHEDULE L	OTHER CURRENT ASSETS	STATEMENT	6
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DESCRIPTION	BEGINNING OF TAX YEAR	END OF TAX YEAR
WORK IN PROCESS		775,687.
TOTAL TO SCHEDULE L, LINE 6		775,687.

SCHEDULE L	OTHER CURRENT LIABILITIES	STATEMENT	7
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DESCRIPTION	BEGINNING OF TAX YEAR	END OF TAX YEAR
DEPOSITS ON SALES		193,002.
TOTAL TO SCHEDULE L, LINE 17		193,002.

FORM 1065	PARTNERS' CAPITAL ACCOUNT SUMMARY	STATEMENT	8
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PARTNER NUMBER	BEGINNING CAPITAL	CAPITAL CONTRIBUTED	SCHEDULE M-2 LNS 3, 4 & 7	WITH-DRAWALS	ENDING CAPITAL
1	0.		-154,371.		-154,371.
2	0.		-154,372.		-154,372.
TOTAL	0.		-308,743.		-308,743.

1065

Form  
Department of the Treasury  
Internal Revenue Service

## U.S. Return of Partnership Income

OMB No. 1545-0099

For calendar year 2001, or tax year beginning \_\_\_\_\_ and ending \_\_\_\_\_

EXTENSION GRANTED TO 07/15/02

2001

<b>A</b> Principal business activity <b>REAL ESTATE DEVELOPMENT</b>	Use the IRS label. Otherwise, print or type.	Name of partnership <b>WESTSIDE REALTY LLP</b>	<b>D</b> Employer identification number <b>04-3438516</b>
<b>B</b> Principal product or service <b>CONSTRUCTION</b>		Number, street, and room or suite no. If a P.O. box, see page 13 of the instructions. <b>P.O. BOX 1196</b>	<b>E</b> Date business started <b>01/01/2000</b>
<b>C</b> Business code number <b>233200</b>		City or town, state, and ZIP code <b>CONCORD, MA 01742</b>	<b>F</b> Total assets <b>\$ 201,768.</b>

**G** Check applicable boxes: (1) ☐ Initial return (2) ☐ Final return (3) ☐ Name change (4) ☐ Address change (5) ☐ Amended return

**H** Check accounting method: (1) ☐ Cash (2) ☒ Accrual (3) ☐ Other (specify) ▶

**I** Number of Schedules K-1. Attach one for each person who was a partner at any time during the tax year ▶ **2**

Caution: Include only trade or business income and expenses on lines 1a through 22 below. See the instructions for more information.

Income	<b>1 a</b> Gross receipts or sales	<b>1a</b>	<b>2,041,328.</b>	
	<b>b</b> Less returns and allowances	<b>1b</b>		<b>1c 2,041,328.</b>
	<b>2</b> Cost of goods sold (Schedule A, line 8)			<b>2 1,335,805.</b>
	<b>3</b> Gross profit. Subtract line 2 from line 1c			<b>3 705,523.</b>
	<b>4</b> Ordinary income (loss) from other partnerships, estates, and trusts (attach schedule)			<b>4</b>
	<b>5</b> Net farm profit (loss) (attach Schedule F (Form 1040))			<b>5</b>
	<b>6</b> Net gain (loss) from Form 4797, Part II, line 18			<b>6</b>
	<b>7</b> Other income (loss) (attach schedule)			<b>7</b>
<b>8</b> Total income (loss). Combine lines 3 through 7			<b>8 705,523.</b>	
Deductions (see instructions for limitations)	<b>9</b> Salaries and wages (other than to partners) (less employment credits)			<b>9 109,088.</b>
	<b>10</b> Guaranteed payments to partners			<b>10</b>
	<b>11</b> Repairs and maintenance			<b>11</b>
	<b>12</b> Bad debts			<b>12</b>
	<b>13</b> Rent			<b>13</b>
	<b>14</b> Taxes and licenses		<b>SEE STATEMENT 1</b>	<b>14 10,588.</b>
	<b>15</b> Interest			<b>15 9,134.</b>
	<b>16 a</b> Depreciation (if required, attach Form 4562)	<b>16a</b>		
	<b>b</b> Less depreciation reported on Schedule A and elsewhere on return	<b>16b</b>		<b>16c</b>
	<b>17</b> Depletion (Do not deduct oil and gas depletion.)			<b>17</b>
	<b>18</b> Retirement plans, etc.			<b>18</b>
	<b>19</b> Employee benefit programs			<b>19</b>
	<b>20</b> Other deductions (attach schedule)		<b>SEE STATEMENT 2</b>	<b>20 231,529.</b>
<b>21</b> Total deductions. Add the amounts shown in the far right column for lines 9 through 20			<b>21 360,339.</b>	
<b>22</b> Ordinary income (loss) from trade or business activities. Subtract line 21 from line 8			<b>22 345,184.</b>	

**Sign Here**

Under penalties of perjury, I declare that I have examined this return, including accompanying schedules and statements, and to the best of my knowledge and belief, it is true, correct, and complete. Declaration of preparer (other than general partner or limited liability company member) is based on all information of which preparer has any knowledge.

Signature of general partner or limited liability company member \_\_\_\_\_ Date \_\_\_\_\_

May the IRS discuss this return with the preparer shown below (see instr.)? ☒ Yes ☐ No

**Paid Preparer's Use Only**

Preparer's signature \_\_\_\_\_ Date \_\_\_\_\_

Firm's name (or yours if self-employed), address, and ZIP code **YOSHIDA, CROYLE & SOKOLSKI, PC**  
**20 BURLINGTON MALL ROAD, SUITE 322**  
**BURLINGTON, MA 01803-4123**

Check if self-employed ☐ Preparer's SSN or PTIN **P00106133**  
EIN **04-3014517**  
Phone no. **(781) 273-1010**

JWA For Paperwork Reduction Act Notice, see separate instructions.

Form 1065 (2001)

111001  
01-22-02

**Schedule A** Cost of Goods Sold (see page 18 of the instructions)

1	Inventory at beginning of year	1	
2	Purchases less cost of items withdrawn for personal use	2	
3	Cost of labor	3	
4	Additional section 263A costs (attach schedule)	4	
5	Other costs (attach schedule)	5	SEE STATEMENT 3 1,335,805.
6	Total. Add lines 1 through 5	6	1,335,805.
7	Inventory at end of year	7	
8	Cost of goods sold. Subtract line 7 from line 6. Enter here and on page 1, line 2	8	1,335,805.

## 9 a Check all methods used for valuing closing inventory:

- (i) ☒ Cost as described in Regulations section 1.471-3  
(ii) ☐ Lower of cost or market as described in Regulations section 1.471-4  
(iii) ☐ Other (specify method used and attach explanation) ▶

b Check this box if there was a writedown of "subnormal" goods as described in Regulations section 1.471-2(c) ▶ ☐c Check this box if the LIFO inventory method was adopted this tax year for any goods (if checked, attach Form 970) ▶ ☐d Do the rules of section 263A (for property produced or acquired for resale) apply to the partnership? ☐ Yes ☒ Noe Was there any change in determining quantities, cost, or valuations between opening and closing inventory? ☐ Yes ☒ No

If "Yes," attach explanation.

**Schedule B** Other Information

	Yes	No
1 What type of entity is filing this return? Check the applicable box: a <input type="checkbox"/> Domestic general partnership    b <input type="checkbox"/> Domestic limited partnership c <input type="checkbox"/> Domestic limited liability company    d <input checked="" type="checkbox"/> Domestic limited liability partnership e <input type="checkbox"/> Foreign partnership    f <input type="checkbox"/> Other ▶		
2 Are any partners in this partnership also partnerships?		X
3 During the partnership's tax year, did the partnership own any interest in another partnership or in any foreign entity that was disregarded as an entity separate from its owner under Regulations sections 301.7701-2 and 301.7701-3? If yes, see instructions for required attachment		X
4 Is this partnership subject to the consolidated audit procedures of sections 6221 through 6233? If "Yes," see Designation of Tax Matters Partner below		X
5 Does this partnership meet all three of the following requirements? a The partnership's total receipts for the tax year were less than \$250,000; b The partnership's total assets at the end of the tax year were less than \$600,000; and c Schedules K-1 are filed with the return and furnished to the partners on or before the due date (including extensions) for the partnership return. If "Yes," the partnership is not required to complete Schedules L, M-1, and M-2; Item F on page 1 of Form 1065; or Item J on Schedule K-1		X
6 Does this partnership have any foreign partners? If "Yes," the partnership may have to file Forms 8804, 8805 and 8813. See page 20 of the instructions		X
7 Is this partnership a publicly traded partnership as defined in section 469(k)(2)?		X
8 Has this partnership filed, or is it required to file, Form 8264, Application for Registration of a Tax Shelter?		X
9 At any time during calendar year 2001, did the partnership have an interest in or a signature or other authority over a financial account in a foreign country (such as a bank account, securities account, or other financial account)? See page 20 of the instructions for exceptions and filing requirements for Form TD F 90-22.1. If "Yes," enter the name of the foreign country. ▶		X
10 During the tax year, did the partnership receive a distribution from, or was it the grantor of, or transferor to, a foreign trust? If "Yes," the partnership may have to file Form 3520. See page 20 of the instructions		X
11 Was there a distribution of property or a transfer (e.g., by sale or death) of a partnership interest during the tax year? If "Yes," you may elect to adjust the basis of the partnership's assets under section 754 by attaching the statement described under Elections Made By the Partnership on page 8 of the instructions		X
12 Enter the number of Forms 8865 attached to this return ▶		

**Designation of Tax Matters Partner** (see page 20 of the instructions)

Enter below the general partner designated as the tax matters partner (TMP) for the tax year of this return:

Name of designated TMP ▶

Identifying number of TMP ▶

Address of designated TMP ▶

JWA

Form 1065 (2001)

**Schedule K Partners' Shares of Income, Credits, Deductions, etc.**

(a) Distributive share items		(b) Total amount	
Income (loss)	1 Ordinary income (loss) from trade or business activities (page 1, line 22)	1	345,184.
	2 Net income (loss) from rental real estate activities (attach Form 8825)	2	
	3a Gross income from other rental activities	3a	
	b Expenses from other rental activities (attach schedule)	3b	
	c Net income (loss) from other rental activities. Subtract line 3b from line 3a	3c	
	4 Portfolio income (loss): a Interest income SEE STATEMENT 4	4a	1,005.
	b Ordinary dividends	4b	
	c Royalty income	4c	
	d Net short-term capital gain (loss) (attach Schedule D (Form 1065))	4d	
	e (1) Net long-term capital gain (loss) (attach Schedule D (Form 1065))	4e(1)	
	(2) 28% rate gain (loss) (3) Qualified 5-year gain		
f Other portfolio income (loss) (attach schedule)	4f		
5 Guaranteed payments to partners	5		
6 Net section 1231 gain (loss) (other than due to casualty or theft) (attach Form 4797)	6		
7 Other income (loss) (attach schedule)	7		
Deductions	8 Charitable contributions (attach schedule)	8	
	9 Section 179 expense deduction (attach Form 4562)	9	
Credits	10 Deductions related to portfolio income (itemize)	10	
	11 Other deductions (attach schedule)	11	
	12a Low-income housing credit:		
	(1) From partnerships to which section 42(i)(5) applies	12a(1)	
	(2) Other than on line 12a(1)	12a(2)	
b Qualified rehabilitation expenditures related to rental real estate activities (attach Form 3468)	12b		
c Credits (other than credits shown on lines 12a and 12b) related to rental real estate activities	12c		
d Credits related to other rental activities	12d		
13 Other credits	13		
Investment Interest	14a Interest expense on investment debts	14a	
	b (1) Investment income included on lines 4a, 4b, 4c, and 4f above	14b(1)	1,005.
Self-Employment	(2) Investment expenses included on line 10 above	14b(2)	
	15a Net earnings (loss) from self-employment	15a	345,184.
	b Gross farming or fishing income	15b	
c Gross nonfarm income	15c	705,523.	
Adjustments and Tax Preference Items	16a Depreciation adjustment on property placed in service after 1986	16a	
	b Adjusted gain or loss	16b	
	c Depletion (other than oil and gas)	16c	
	d (1) Gross income from oil, gas, and geothermal properties	16d(1)	
	(2) Deductions allocable to oil, gas, and geothermal properties	16d(2)	
e Other adjustments and tax preference items (attach schedule)	16e		
Foreign Taxes	17a Name of foreign country or U.S. possession		
	b Gross income from all sources	17b	
	c Gross income sourced at partner level	17c	
	d Foreign gross income sourced at partnership level:		
	(1) Passive (2) Listed categories (attach sch.) (3) General limitation	17d(3)	
	e Deductions allocated and apportioned at partner level:		
	(1) Interest expense (2) Other	17e(2)	
	f Deductions allocated and apportioned at partnership level to foreign source income:		
(1) Passive (2) Listed categories (attach sch.) (3) General limitation	17f(3)		
g Total foreign taxes (check one): Paid <input type="checkbox"/> Accrued <input type="checkbox"/>	17g		
h Reduction in taxes available for credit (attach schedule)	17h		
Other	18 Section 59(e)(2) expenditures: a Type b Amount	18b	
	19 Tax-exempt interest income	19	
	20 Other tax-exempt income	20	
	21 Nondeductible expenses	21	
	22 Distributions of money (cash and marketable securities)	22	
	23 Distributions of property other than money	23	
	24 Other items and amounts required to be reported separately to partners (attach schedule)		

**Analysis of Net Income (Loss)**

1 Net income (loss). Combine Schedule K, lines 1 through 7 in column (b). From the result, subtract the sum of Schedule K, lines 8 through 11, 14a, 17g, and 18b

1 346,189.

2 Analysis by partner type:

(i) Corporate	(ii) Individual (active)	(iii) Individual (passive)	(iv) Partnership	(v) Exempt organization	(vi) Nominee/Other
	346,189.				
a General partners					
b Limited partners					

**Schedule L Balance Sheets per Books** (Not required if Question 5 on Schedule B is answered "Yes.")

Assets	Beginning of tax year		End of tax year	
	(a)	(b)	(c)	(d)
1 Cash		12,972.		201,768.
2a Trade notes and accounts receivable				
b Less allowance for bad debts				
3 Inventories				
4 U.S. government obligations				
5 Tax-exempt securities				
6 Other current assets (attach schedule)	STATEMENT 5	775,687.		
7 Mortgage and real estate loans				
8 Other investments (attach schedule)				
9a Buildings and other depreciable assets				
b Less accumulated depreciation				
10a Depletable assets				
b Less accumulated depletion				
11 Land (net of any amortization)				
12a Intangible assets (amortizable only)				
b Less accumulated amortization				
13 Other assets (attach schedule)				
14 Total assets		788,659.		201,768.
<b>Liabilities and Capital</b>				
15 Accounts payable		592,854.		1,691.
16 Mortgages, notes, bonds payable in less than 1 year		311,546.		162,631.
17 Other current liabilities (attach schedule)	STATEMENT 6	193,002.		
18 All nonrecourse loans				
19 Mortgages, notes, bonds payable in 1 year or more				
20 Other liabilities (attach schedule)				
21 Partners' capital accounts		<308,743.>		37,446.
22 Total liabilities and capital		788,659.		201,768.

**Schedule M-1 Reconciliation of Income (Loss) per Books With Income (Loss) per Return**

(Not required if Question 5 on Schedule B is answered "Yes.")

1 Net income (loss) per books	346,189.	6 Income recorded on books this year not included on Schedule K, lines 1 through 7 (itemize):	
2 Income included on Schedule K, lines 1 through 4, 6, and 7, not recorded on books this year (itemize):		a Tax-exempt interest \$	
3 Guaranteed payments (other than health insurance)		7 Deductions included on Schedule K, lines 1 through 11, 14a, 17g, and 18b, not charged against book income this year (itemize):	
4 Expenses recorded on books this year not included on Schedule K, lines 1 through 11, 14a, 17g, and 18b (itemize):		a Depreciation \$	
a Depreciation \$		8 Add lines 6 and 7	
b Travel and entertainment \$		9 Income (loss) (Analysis of Net Income (Loss), line 1). Subtract line 8 from line 5	346,189.
5 Add lines 1 through 4	346,189.		

**Schedule M-2 Analysis of Partners' Capital Accounts** (Not required if Question 5 on Schedule B is answered "Yes.")

1 Balance at beginning of year	<308,743.>	6 Distributions: a Cash	
2 Capital contributed during year		b Property	
3 Net income (loss) per books	346,189.	7 Other decreases (itemize):	
4 Other increases (itemize):		8 Add lines 6 and 7	
5 Add lines 1 through 4	37,446.	9 Balance at end of year Subtract line 8 from line 5	37,446.

Application for Automatic Extension of Time to  
File U.S. Return for a Partnership, REMIC,  
or for Certain Trusts

OMB No. 1545-1054

▶ File a separate application for each return.

Please type  
or print.

Name

WESTSIDE REALTY LLP

Employer identification number

04-3438516

File by the due  
date for filing  
the return for  
which an  
extension is  
requested.

Number, street, and room or suite no. If a P.O. box, see instructions.

P.O. BOX 1196

City or town, state, and ZIP code. If a foreign address, enter city, province or state, and country. Follow the country's practice for entering the postal code.

CONCORD, MA 01742

1 I request an automatic 3-month extension of time to file (check only one):

☐ Form 1041☐ Form 1041-QFT☒ Form 1065☐ Form 1065-B☐ Form 10662 If the entity does not have an office or place of business in the United States, check this box ☐3 a For calendar year 2001, or other tax year beginning \_\_\_\_\_, and ending \_\_\_\_\_

b If this tax year is for less than 12 months, check reason:

☐ Initial return☐ Final return☐ Change in accounting period

4 If this extension is requested for Form 1041, Form 1041-QFT, Form 1065-B, or Form 1066, enter the following amounts:

a Tentative total tax from Form 1041, Form 1041-QFT, Form 1065-B, or Form 1066 (see instructions) \$ \_\_\_\_\_

b Refundable credits and estimated tax payments, including any prior year overpayment allowed as a credit, from Form 1041, Form 1041-QFT, or Form 1065-B (see instructions). REMICs, enter -0- \$ \_\_\_\_\_

c Balance due. Subtract line 4b from line 4a. If zero or less, enter -0-. Enclose payment, if any, with Form 8736 (see instructions) \$ \_\_\_\_\_ 0.

Caution: Interest will be charged on any tax not paid by the regular due date of Forms 1041, 1041-QFT, 1065-B, and 1066 from the due date until the tax is paid.

► File a separate application for each return.

Please type or print.  File the original and one copy by the due date for filing the return for which an extension is requested. See instructions.	Name  <b>WESTSIDE REALTY LLP</b>	Employer identification number  <b>04-3438516</b>
	Number, street, and room or suite no. If a P.O. box, see instructions  <b>P.O. BOX 1196</b>	
	City or town, state, and ZIP code. If a foreign address, enter city, province or state, and country. Follow the country's practice for entering the postal code.  <b>CONCORD, MA 01742</b>	

- 1 I request an additional extension of time until OCTOBER 15, 2002, to file (check only one):  
☐ Form 1041 ☐ Form 1041-QFT ☒ Form 1065 ☐ Form 1065-B ☐ Form 1066
- 2 If the entity does not have an office or place of business in the United States, check this box ☐
- 3 a For calendar year 2001, or other tax year beginning \_\_\_\_\_, and ending \_\_\_\_\_  
b If this tax year is for less than 12 months, check reason: ☐ Initial return ☐ Final return ☐ Change in accounting period
- 4 Explain why the entity needs an extension. All entities filing this form must give an adequate explanation.  
**TAXPAYER IS AWAITING INFORMATION FROM AN INDEPENDENT SOURCE**
- 5 Has the entity filed Form 8736 to request an extension of time to file for this tax year? ☒ Yes ☐ No  
If you checked "No," we will grant an extension only for undue hardship. Fully explain the hardship on line 4.

Signature and Verification

Under penalties of perjury, I declare that I have examined this form, including accompanying schedules and statements, and to the best of my knowledge and belief, it is true, correct, and complete; and that I am authorized to prepare this form.

Signature ► Title ► Date ►

File original and one copy. The IRS will show below whether or not your application is approved and will return the copy.

Notice to Applicant - To Be Completed by the IRS.

- ☐ We HAVE approved this application. Please attach this form to the entity's return.  
☐ We HAVE NOT approved this application.  
However, we have granted a 10-day grace period to \_\_\_\_\_. This grace period is considered a valid extension of time for elections otherwise required to be made on a timely return. Please attach this form to the entity's return.  
☐ We HAVE NOT approved this application. After considering the reasons stated in item 4 above, we cannot grant this request for an extension of time to file. We are not granting a 10-day grace period.  
☐ We cannot consider this application because it was filed after the due date of the return for which an extension was requested.  
☐ Other: \_\_\_\_\_

By: \_\_\_\_\_

Director \_\_\_\_\_ Date \_\_\_\_\_

If you want a copy of this form to be returned to an address other than that shown above, please enter the address to which the copy should be sent.

Please Type or Print	Name	
	Number, street, and room or suite no. (If a P.O. box, see instructions.)	
	City or town, state, and ZIP code. If a foreign address, enter city, province or state, and country. Follow the country's practice for entering the postal code.	



FORM 1065	TAX EXPENSE	STATEMENT	1
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DESCRIPTION	AMOUNT
PAYROLL	9,019.
REAL ESTATE	1,569.
TOTAL TO FORM 1065, LINE 14	10,588.

FORM 1065	OTHER DEDUCTIONS	STATEMENT	2
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DESCRIPTION	AMOUNT
MANAGEMENT FEE	219,852.
OFFICE EXPENSE	283.
OUTSIDE SERVICES	11,394.
TOTAL TO FORM 1065, LINE 20	231,529.

SCHEDULE A	OTHER COSTS	STATEMENT	3
------------	-------------	-----------	---

DESCRIPTION	AMOUNT
CONSTRUCTION COSTS-MATERIALS, ETC.	1,251,316.
COMMISSIONS	73,458.
CLOSING COSTS	11,031.
TOTAL TO FORM 1065, PAGE 2, LINE 5	1,335,805.

SCHEDULE K	INTEREST INCOME	STATEMENT	4
------------	-----------------	-----------	---

DESCRIPTION	U.S. BONDS	OTHER
BANK INTEREST		1,005.
TOTAL TO SCHEDULE K, LINE 4A		1,005.

SCHEDULE L	OTHER CURRENT ASSETS	STATEMENT	5
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DESCRIPTION	BEGINNING OF TAX YEAR	END OF TAX YEAR
WORK IN PROCESS	775,687.	
TOTAL TO SCHEDULE L, LINE 6	775,687.	

SCHEDULE L	OTHER CURRENT LIABILITIES	STATEMENT	6
------------	---------------------------	-----------	---

DESCRIPTION	BEGINNING OF TAX YEAR	END OF TAX YEAR
DEPOSITS ON SALES	193,002.	
TOTAL TO SCHEDULE L, LINE 17	193,002.	

FORM 1065	PARTNERS' CAPITAL ACCOUNT SUMMARY	STATEMENT	7
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PARTNER NUMBER	BEGINNING CAPITAL	CAPITAL CONTRIBUTED	SCHEDULE M-2 LNS 3, 4 & 7	WITH- DRAWALS	ENDING CAPITAL
1	<154,371.>		173,095.		18,724.
2	<154,372.>		173,094.		18,722.
TOTAL	<308,743.>		346,189.		37,446.

1065

Form  
Department of the Treasury  
Internal Revenue Service

## U.S. Return of Partnership Income

OMB No. 1545-0099

2002

For calendar year 2002, or tax year beginning \_\_\_\_\_, and ending \_\_\_\_\_

## A Principal business activity

REAL ESTATE

## B Principal product or service

MANAGEMENT  
SERVICES

## C Business code number

541600

Use  
the  
IRS  
label.  
Other-  
wise,  
print  
or  
type.

## Name of partnership

THOREAU MANAGEMENT LLC

Number, street, and room or suite no. If a P.O. box, see page 14 of the instructions.

P.O. BOX 1067

City or town, state, and ZIP code

CONCORD, MA 01773

## D Employer identification number

04-3508602

## E Date business started

03/01/2000

## F Total assets

\$ 0.

G Check applicable boxes: (1) ☐ Initial return (2) ☒ Final return (3) ☐ Name change (4) ☐ Address change (5) ☐ Amended returnH Check accounting method: (1) ☐ Cash (2) ☒ Accrual (3) ☐ Other (specify) ▶

I Number of Schedules K-1. Attach one for each person who was a partner at any time during the tax year ▶ 2

Caution: Include only trade or business income and expenses on lines 1a through 22 below. See the instructions for more information.

Income	1 a Gross receipts or sales	1a	91,000.	1c	91,000.
	b Less returns and allowances	1b			
	2 Cost of goods sold (Schedule A, line 8)	2			
	3 Gross profit. Subtract line 2 from line 1c	3		91,000.	
	4 Ordinary income (loss) from other partnerships, estates, and trusts (attach schedule)	4			
	5 Net farm profit (loss) (attach Schedule F (Form 1040))	5			
6 Net gain (loss) from Form 4797, Part II, line 18	6				
7 Other income (loss) (attach schedule)	7				
8 Total income (loss). Combine lines 3 through 7	8		91,000.		
Deductions (see instructions for limitations)	9 Salaries and wages (other than to partners) (less employment credits)	9			
	10 Guaranteed payments to partners	10			
	11 Repairs and maintenance	11			
	12 Bad debts	12			
	13 Rent	13			
	14 Taxes and licenses	14			
	15 Interest	15			
	16 a Depreciation (if required, attach Form 4562)	16a			
	b Less depreciation reported on Schedule A and elsewhere on return	16b			
	16c				
	17 Depletion (Do not deduct oil and gas depletion.)	17			
	18 Retirement plans, etc.	18			
	19 Employee benefit programs	19			
20 Other deductions (attach schedule)	20	SEE STATEMENT 1	1,357.		
21 Total deductions. Add the amounts shown in the far right column for lines 9 through 20	21		1,357.		
22 Ordinary income (loss) from trade or business activities. Subtract line 21 from line 8	22		89,643.		

Sign Here	Under penalties of perjury, I declare that I have examined this return, including accompanying schedules and statements, and to the best of my knowledge and belief, it is true, correct, and complete. Declaration of preparer (other than general partner or limited liability company member) is based on all information of which preparer has any knowledge.	
	Signature of general partner or limited liability company member	Date
Paid Preparer's Use Only	Preparer's signature	Check if self-employed <input type="checkbox"/>
	Firm's name (or yours if self-employed), address, and ZIP code	Preparer's SSN or PTIN
YOSHIDA, CROYLE & SOKOLSKI, PC 20 BURLINGTON MALL ROAD, SUITE 322 BURLINGTON, MA 01803-4126		P00106133 EIN 04-3014517 Phone no. (781) 273-1010

211001  
12-16-02

JWA For Paperwork Reduction Act Notice, see separate instructions.

Form 1065 (2002)

**Schedule A Cost of Goods Sold** (see page 19 of the instructions)

1	Inventory at beginning of year	1	
2	Purchases less cost of items withdrawn for personal use	2	
3	Cost of labor	3	
4	Additional section 263A costs (attach schedule)	4	
5	Other costs (attach schedule)	5	
6	Total. Add lines 1 through 5	6	
7	Inventory at end of year	7	
8	Cost of goods sold. Subtract line 7 from line 6. Enter here and on page 1, line 2	8	

9 a Check all methods used for valuing closing inventory:

(i) ☐ Cost as described in Regulations section 1.471-3

(ii) ☐ Lower of cost or market as described in Regulations section 1.471-4

(iii) ☐ Other (specify method used and attach explanation) ▶

- b Check this box if there was a writedown of "subnormal" goods as described in Regulations section 1.471-2(c) ☐ Yes ☐ No
- c Check this box if the LIFO inventory method was adopted this tax year for any goods (if checked, attach Form 970) ☐ Yes ☐ No
- d Do the rules of section 263A (for property produced or acquired for resale) apply to the partnership? ☐ Yes ☐ No
- e Was there any change in determining quantities, cost, or valuations between opening and closing inventory? ☐ Yes ☐ No
- If "Yes," attach explanation.

**Schedule B Other Information**

	Yes	No
1 What type of entity is filing this return? Check the applicable box:		
a <input type="checkbox"/> Domestic general partnership		
b <input type="checkbox"/> Domestic limited partnership		
c <input type="checkbox"/> Domestic limited liability company		
d <input checked="" type="checkbox"/> Domestic limited liability partnership		
e <input type="checkbox"/> Foreign partnership		
f <input type="checkbox"/> Other ▶		
2 Are any partners in this partnership also partnerships?		X
3 During the partnership's tax year, did the partnership own any interest in another partnership or in any foreign entity that was disregarded as an entity separate from its owner under Regulations sections 301.7701-2 and 301.7701-3? If yes, see instructions for required attachment		X
4 Is this partnership subject to the consolidated audit procedures of sections 6221 through 6233? If "Yes," see Designation of Tax Matters Partner below		X
5 Does this partnership meet all three of the following requirements?		
a The partnership's total receipts for the tax year were less than \$250,000;		
b The partnership's total assets at the end of the tax year were less than \$600,000; and		
c Schedules K-1 are filed with the return and furnished to the partners on or before the due date (including extensions) for the partnership return.		
If "Yes," the partnership is not required to complete Schedules L, M-1, and M-2; Item F on page 1 of Form 1065; or Item J on Schedule K-1		X
6 Does this partnership have any foreign partners? If "Yes," the partnership may have to file Forms 8804, 8805 and 8813. See page 20 of the instructions		X
7 Is this partnership a publicly traded partnership as defined in section 469(k)(2)?		X
8 Has this partnership filed, or is it required to file, Form 8264, Application for Registration of a Tax Shelter?		X
9 At any time during calendar year 2002, did the partnership have an interest in or a signature or other authority over a financial account in a foreign country (such as a bank account, securities account, or other financial account)? See page 20 of the instructions for exceptions and filing requirements for Form TD F 90-22.1. If "Yes," enter the name of the foreign country. ▶		X
10 During the tax year, did the partnership receive a distribution from, or was it the grantor of, or transferor to, a foreign trust? If "Yes," the partnership may have to file Form 3520. See page 20 of the instructions		X
11 Was there a distribution of property or a transfer (e.g., by sale or death) of a partnership interest during the tax year? If "Yes," you may elect to adjust the basis of the partnership's assets under section 754 by attaching the statement described under Elections Made By the Partnership on page 8 of the instructions		X
12 Enter the number of Forms 8865, Return of U.S. Persons With Respect to Certain Foreign Partnerships, attached to this return ▶		

**Designation of Tax Matters Partner** (see page 21 of the instructions)

Enter below the general partner designated as the tax matters partner (TMP) for the tax year of this return:

Name of designated TMP ▶

Identifying number of TMP ▶

Address of designated TMP ▶

**Schedule K Partners' Shares of Income, Credits, Deductions, etc.**

(a) Distributive share items		(b) Total amount	
Income (Loss)	1 Ordinary income (loss) from trade or business activities (page 1, line 22)	1	89,643.
	2 Net income (loss) from rental real estate activities (attach Form 8825)	2	
	3a Gross income from other rental activities	3a	
	b Expenses from other rental activities (attach schedule)	3b	
	c Net income (loss) from other rental activities. Subtract line 3b from line 3a	3c	
	4 Portfolio income (loss): a Interest income SEE STATEMENT 2	4a	82.
	b Ordinary dividends	4b	
	c Royalty income	4c	
	d Net short-term capital gain (loss) (attach Schedule D (Form 1065))	4d	
	e (1) Net long-term capital gain (loss) (attach Schedule D (Form 1065))	4e(1)	
	(2) 28% rate gain (loss) (3) Qualified 5-year gain		
f Other portfolio income (loss) (attach schedule)	4f		
5 Guaranteed payments to partners	5		
6 Net section 1231 gain (loss) (other than due to casualty or theft) (attach Form 4797)	6		
7 Other income (loss) (attach schedule)	7		
Deductions	8 Charitable contributions (attach schedule)	8	
	9 Section 179 expense deduction (attach Form 4562)	9	
Credits	10 Deductions related to portfolio income (itemize)	10	
	11 Other deductions (attach schedule)	11	
	12a Low-income housing credit:		
	(1) From partnerships to which section 42(j)(5) applies	12a(1)	
	(2) Other than on line 12a(1)	12a(2)	
b Qualified rehabilitation expenditures related to rental real estate activities (attach Form 3468)	12b		
c Credits (other than credits shown on lines 12a and 12b) related to rental real estate activities	12c		
d Credits related to other rental activities	12d		
13 Other credits	13		
Investment Interest	14a Interest expense on investment debts	14a	
	b (1) Investment income included on lines 4a, 4b, 4c, and 4f above	14b(1)	82.
Self-Employment	(2) Investment expenses included on line 10 above	14b(2)	
	15a Net earnings (loss) from self-employment	15a	89,643.
	b Gross farming or fishing income	15b	
Adjustments and Tax Preference Items	c Gross nonfarm income	15c	91,000.
	16a Depreciation adjustment on property placed in service after 1986	16a	
	b Adjusted gain or loss	16b	
	c Depletion (other than oil and gas)	16c	
	d (1) Gross income from oil, gas, and geothermal properties	16d(1)	
(2) Deductions allocable to oil, gas, and geothermal properties	16d(2)		
e Other adjustments and tax preference items (attach schedule)	16e		
Foreign Taxes	17a Name of foreign country or U.S. possession		
	b Gross income from all sources	17b	
	c Gross income sourced at partner level	17c	
	d Foreign gross income sourced at partnership level:		
	(1) Passive (2) Listed categories (attach sch.) (3) General limitation	17d(3)	
	e Deductions allocated and apportioned at partner level:		
	(1) Interest expense (2) Other	17e(2)	
	f Deductions allocated and apportioned at partnership level to foreign source income:		
(1) Passive (2) Listed categories (attach sch.) (3) General limitation	17f(3)		
g Total foreign taxes (check one): Paid <input type="checkbox"/> Accrued <input type="checkbox"/>	17g		
h Reduction in taxes available for credit (attach schedule)	17h		
Other	18 Section 59(e)(2) expenditures: a Type b Amount	18b	
	19 Tax-exempt interest income	19	
	20 Other tax-exempt income	20	
	21 Nondeductible expenses	21	
	22 Distributions of money (cash and marketable securities)	22	129,131.
	23 Distributions of property other than money	23	
	24 Other items and amounts required to be reported separately to partners (attach schedule)		

**Analysis of Net Income (Loss)**

1 Net income (loss). Combine Schedule K, lines 1 through 7 in column (b). From the result, subtract the sum of Sch K, lines 8 through 11, 14a, 17g, and 18b 1 89,725.

2 Analysis by partner type:	(i) Corporate	(ii) Individual (active)	(iii) Individual (passive)	(iv) Partnership	(v) Exempt organization	(vi) Nominee/Other
a General partners		89,725.				
b Limited partners						

Note: Schedules L, M-1 and M-2 are not required if Question 5 of Schedule B is answered "Yes."

**Schedule L Balance Sheets per Books**

Assets	Beginning of tax year		End of tax year	
	(a)	(b)	(c)	(d)
1 Cash		39,675.		
2a Trade notes and accounts receivable				
b Less allowance for bad debts				
3 Inventories				
4 U.S. government obligations				
5 Tax-exempt securities				
6 Other current assets (attach schedule)				
7 Mortgage and real estate loans				
8 Other investments (attach schedule)				
9a Buildings and other depreciable assets				
b Less accumulated depreciation				
10a Depletable assets				
b Less accumulated depletion				
11 Land (net of any amortization)				
12a Intangible assets (amortizable only)				
b Less accumulated amortization				
13 Other assets (attach schedule)				
14 Total assets		39,675.		0.
<b>Liabilities and Capital</b>				
15 Accounts payable		269.		
16 Mortgages, notes, bonds payable in less than 1 year				
17 Other current liabilities (attach schedule)				
18 All nonrecourse loans				
19 Mortgages, notes, bonds payable in 1 year or more				
20 Other liabilities (attach schedule)				
21 Partners' capital accounts		39,406.		0.
22 Total liabilities and capital		39,675.		0.

**Schedule M-1 Reconciliation of Income (Loss) per Books With Income (Loss) per Return**

1 Net income (loss) per books	89,725.	6 Income recorded on books this year not included on Schedule K, lines 1 through 7 (itemize):	
2 Income included on Schedule K, lines 1 through 4, 6, and 7, not recorded on books this year (itemize):		a Tax-exempt interest \$	
3 Guaranteed payments (other than health insurance)		7 Deductions included on Schedule K, lines 1 through 11, 14a, 17g, and 18b, not charged against book income this year (itemize):	
4 Expenses recorded on books this year not included on Schedule K, lines 1 through 11, 14a, 17g, and 18b (itemize):		a Depreciation \$	
a Depreciation \$		8 Add lines 6 and 7	
b Travel and entertainment \$		9 Income (loss) (Analysis of Net Income (Loss), line 1). Subtract line 8 from line 5	89,725.
5 Add lines 1 through 4	89,725.		

**Schedule M-2 Analysis of Partners' Capital Accounts**

1 Balance at beginning of year	39,406.	6 Distributions: a Cash	129,131.
2 Capital contributed during year a Cash		b Property	
b Property		7 Other decreases (itemize):	
3 Net income (loss) per books	89,725.	8 Add lines 6 and 7	129,131.
4 Other increases (itemize):		9 Balance at end of year. Subtract line 8 from line 5	
5 Add lines 1 through 4	129,131.		

FORM 1065	OTHER DEDUCTIONS	STATEMENT	1
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DESCRIPTION	AMOUNT
PROFESSIONAL FEES	1,357.
TOTAL TO FORM 1065, LINE 20	1,357.

SCHEDULE K	INTEREST INCOME	STATEMENT	2
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DESCRIPTION	U.S. BONDS	OTHER
BANK INTEREST		82.
TOTAL TO SCHEDULE K, LINE 4A		82.

FORM 1065	PARTNERS' CAPITAL ACCOUNT SUMMARY	STATEMENT	3
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PARTNER NUMBER	BEGINNING CAPITAL	CAPITAL CONTRIBUTED	SCHEDULE M-2 LNS 3, 4 & 7	WITH- DRAWALS	ENDING CAPITAL
1	19,704.		44,863.	64,566.	1.
2	19,702.		44,862.	64,565.	-1.
TOTAL	39,406.		89,725.	129,131.	0.

## SCHEDULE K-1

## COLUMN C RECONCILIATION

DESCRIPTIONAMOUNT

ORDINARY INCOME (LOSS)

44,822.

INTEREST INCOME

41.

TOTAL TO SCHEDULE K-1, ITEM J, COLUMN C

44,863.



## SCHEDULE K-1

## COLUMN C RECONCILIATION

## DESCRIPTION

## AMOUNT

ORDINARY INCOME (LOSS)

44,821.

INTEREST INCOME

41.

TOTAL TO SCHEDULE K-1, ITEM J, COLUMN C

44,862.

1065

Form  
Department of the Treasury  
Internal Revenue Service

## U.S. Return of Partnership Income

OMB No. 1545-0099

For calendar year 2000, or tax year beginning MAR 1, 2000, and ending DEC 31, 2000  
**EXTENSION GRANTED TO 10/15/01**

2000

<b>A</b> Principal business activity  <b>REAL ESTATE</b>	Use the IRS label. Otherwise, print or type.	Name of partnership  <b>THOREAU MANAGEMENT LLC</b>	<b>D</b> Employer identification number  <b>04-3508602</b>
<b>B</b> Principal product or service  <b>MANAGEMENT SERVICES</b>		Number, street, and room or suite no. If a P.O. box, see page 13 of the instructions. <b>P.O. BOX 1067</b>	<b>E</b> Date business started  <b>03/01/2000</b>
<b>C</b> Business code number  <b>541600</b>		City or town, state, and ZIP code  <b>CONCORD, MA 01773</b>	<b>F</b> Total assets  <b>\$ 69,526.</b>

**G** Check applicable boxes: (1) ☒ Initial return (2) ☐ Final return (3) ☐ Change in address (4) ☐ Amended return

**H** Check accounting method: (1) ☐ Cash (2) ☒ Accrual (3) ☐ Other (specify) **2**

**I** Number of Schedules K-1. Attach one for each person who was a partner at any time during the tax year **2**

Caution: Include only trade or business income and expenses on lines 1a through 22 below. See the instructions for more information.

Income	<b>1 a</b> Gross receipts or sales	<b>1a</b>	<b>78,710.</b>	
	<b>b</b> Less returns and allowances	<b>1b</b>		<b>1c 78,710.</b>
	<b>2</b> Cost of goods sold (Schedule A, line 8)			<b>2</b>
	<b>3</b> Gross profit. Subtract line 2 from line 1c			<b>3 78,710.</b>
	<b>4</b> Ordinary income (loss) from other partnerships, estates, and trusts (attach schedule)			<b>4</b>
	<b>5</b> Net farm profit (loss) (attach Schedule F (Form 1040))			<b>5</b>
	<b>6</b> Net gain (loss) from Form 4797, Part II, line 18			<b>6</b>
	<b>7</b> Other income (loss) (attach schedule)			<b>7</b>
	<b>8 Total income (loss).</b> Combine lines 3 through 7			<b>8 78,710.</b>
Deductions (see instructions for limitations)	<b>9</b> Salaries and wages (other than to partners) (less employment credits)			<b>9 99,990.</b>
	<b>10</b> Guaranteed payments to partners			<b>10</b>
	<b>11</b> Repairs and maintenance			<b>11</b>
	<b>12</b> Bad debts			<b>12</b>
	<b>13</b> Rent			<b>13 25,234.</b>
	<b>14</b> Taxes and licenses		<b>SEE STATEMENT 1</b>	<b>14 8,252.</b>
	<b>15</b> Interest			<b>15</b>
	<b>16 a</b> Depreciation (if required, attach Form 4562)	<b>16a</b>		
	<b>b</b> Less depreciation reported on Schedule A and elsewhere on return	<b>16b</b>		<b>16c</b>
	<b>17</b> Depletion (Do not deduct oil and gas depletion.)			<b>17</b>
	<b>18</b> Retirement plans, etc.			<b>18</b>
	<b>19</b> Employee benefit programs			<b>19</b>
<b>20</b> Other deductions (attach schedule)		<b>SEE STATEMENT 2</b>	<b>20 34,313.</b>	
<b>21 Total deductions.</b> Add the amounts shown in the far right column for lines 9 through 20			<b>21 167,789.</b>	
<b>22 Ordinary income (loss) from trade or business activities.</b> Subtract line 21 from line 8			<b>22 -89,079.</b>	

**Sign Here**

Under penalties of perjury, I declare that I have examined this return, including accompanying schedules and statements, and to the best of my knowledge and belief, it is true, correct, and complete. Declaration of preparer (other than general partner or limited liability company member) is based on all information of which preparer has any knowledge.

Signature of general partner or limited liability company member \_\_\_\_\_ Date \_\_\_\_\_

**Paid Preparer's Use Only**

Preparer's signature \_\_\_\_\_ Date \_\_\_\_\_ Check if self-employed ☐ Preparer's SSN or PTIN **P00106133**

Firm's name (or yours if self-employed), address, and ZIP code **YOSHIDA, CROYLE & SOKOLSKI, PC** EIN **04-3014517**

**20 BURLINGTON MALL ROAD, SUITE 322** Phone no. **(781) 273-1010**

**BURLINGTON, MA 01803-4126**

**Schedule A Cost of Goods Sold** (see page 17 of the instructions)

1	Inventory at beginning of year	1	
2	Purchases less cost of items withdrawn for personal use	2	
3	Cost of labor	3	
4	Additional section 263A costs (attach schedule)	4	
5	Other costs (attach schedule)	5	
6	Total. Add lines 1 through 5	6	
7	Inventory at end of year	7	
8	Cost of goods sold. Subtract line 7 from line 6. Enter here and on page 1, line 2	8	

9 a Check all methods used for valuing closing inventory:

(i) ☐ Cost as described in Regulations section 1.471-3

(ii) ☐ Lower of cost or market as described in Regulations section 1.471-4

(iii) ☐ Other (specify method used and attach explanation) ►

- b Check this box if there was a writedown of "subnormal" goods as described in Regulations section 1.471-2(c) ► ☐
- c Check this box if the LIFO inventory method was adopted this tax year for any goods (if checked, attach Form 970) ► ☐
- d Do the rules of section 263A (for property produced or acquired for resale) apply to the partnership? ☐ Yes ☐ No
- e Was there any change in determining quantities, cost, or valuations between opening and closing inventory? ☐ Yes ☐ No
- If "Yes," attach explanation.

**Schedule B Other Information**

	Yes	No
1 What type of entity is filing this return? Check the applicable box:		
a <input type="checkbox"/> Domestic general partnership		
b <input type="checkbox"/> Domestic limited partnership		
c <input type="checkbox"/> Domestic limited liability company		
d <input checked="" type="checkbox"/> Domestic limited liability partnership		
e <input type="checkbox"/> Foreign partnership		
f <input type="checkbox"/> Other ►		
2 Are any partners in this partnership also partnerships?		X
3 During the partnership's tax year, did the partnership own any interest in another partnership or in any foreign entity that was disregarded as an entity separate from its owner under Regulations sections 301.7701-2 and 301.7701-3? If yes, see instructions for required attachment		X
4 Is this partnership subject to the consolidated audit procedures of sections 6221 through 6233? If "Yes," see Designation of Tax Matters Partner below		X
5 Does this partnership meet all three of the following requirements?		
a The partnership's total receipts for the tax year were less than \$250,000;		
b The partnership's total assets at the end of the tax year were less than \$600,000; and		
c Schedules K-1 are filed with the return and furnished to the partners on or before the due date (including extensions) for the partnership return.		
If "Yes," the partnership is not required to complete Schedules L, M-1, and M-2; Item F on page 1 of Form 1065; or Item J on Schedule K-1		X
6 Does this partnership have any foreign partners?		X
7 Is this partnership a publicly traded partnership as defined in section 469(k)(2)?		X
8 Has this partnership filed, or is it required to file, Form 8264, Application for Registration of a Tax Shelter?		X
9 At any time during the calendar year 2000, did the partnership have an interest in or a signature or other authority over a financial account in a foreign country (such as a bank account, securities account, or other financial account)? (See page 19 of the instructions for exceptions and filing requirements for Form TD F 90-22.1.) If "Yes," enter the name of the foreign country. ►		X
10 During the tax year, did the partnership receive a distribution from, or was it the grantor of, or transferor to, a foreign trust? If "Yes," the partnership may have to file Form 3520. See page 19 of the instructions		X
11 Was there a distribution of property or a transfer (e.g., by sale or death) of a partnership interest during the tax year? If "Yes," you may elect to adjust the basis of the partnership's assets under section 754 by attaching the statement described under Elections Made By the Partnership on page 7 of the instructions		X
12 Enter the number of Forms 8865 attached to this return ►		

**Designation of Tax Matters Partner** (see page 19 of the instructions)

Enter below the general partner designated as the tax matters partner (TMP) for the tax year of this return:

Name of designated TMP ►

Identifying number of TMP ►

Address of designated TMP ►

**Schedule K Partners' Shares of Income, Credits, Deductions, etc.**

(a) Distributive share items		(b) Total amount	
Income (Loss)	1 Ordinary income (loss) from trade or business activities (page 1, line 22)	1	-89,079.
	2 Net income (loss) from rental real estate activities (attach Form 8825)	2	
	3a Gross income from other rental activities	3a	
	b Expenses from other rental activities (attach schedule)	3b	
	c Net income (loss) from other rental activities. Subtract line 3b from line 3a	3c	
	4 Portfolio income (loss): a Interest income SEE STATEMENT 3	4a	463.
	b Ordinary dividends	4b	
	c Royalty income	4c	
	d Net short-term capital gain (loss) (attach Schedule D (Form 1065))	4d	
	e Net long-term capital gain (loss) (attach Schedule D (Form 1065)):		
	(1) 28% rate gain (loss) (2) Total for year	4e(2)	
f Other portfolio income (loss) (attach schedule)	4f		
5 Guaranteed payments to partners	5		
6 Net section 1231 gain (loss) (other than due to casualty or theft) (attach Form 4797)	6		
7 Other income (loss) (attach schedule)	7		
Deductions	8 Charitable contributions (attach schedule)	8	
	9 Section 179 expense deduction (attach Form 4562)	9	
	10 Deductions related to portfolio income (itemize)	10	
Credits	11 Other deductions (attach schedule)	11	
	12a Low-income housing credit:		
	(1) From partnerships to which section 42(j)(5) applies for property placed in service before 1990	12a(1)	
	(2) Other than on line 12a(1) for property placed in service before 1990	12a(2)	
	(3) From partnerships to which section 42(j)(5) applies for property placed in service after 1989	12a(3)	
	(4) Other than on line 12a(3) for property placed in service after 1989	12a(4)	
	b Qualified rehabilitation expenditures related to rental real estate activities (attach Form 3468)	12b	
	c Credits (other than credits shown on lines 12a and 12b) related to rental real estate activities	12c	
d Credits related to other rental activities	12d		
13 Other credits	13		
Investment Interest	14a Interest expense on investment debts	14a	
	b (1) Investment income included on lines 4a, 4b, 4c, and 4f above	14b(1)	463.
	(2) Investment expenses included on line 10 above	14b(2)	
Self-Employment	15a Net earnings (loss) from self-employment	15a	-89,079.
	b Gross farming or fishing income	15b	
	c Gross nonfarm income	15c	78,710.
Adjustments and Tax Preference Items	16a Depreciation adjustment on property placed in service after 1986	16a	
	b Adjusted gain or loss	16b	
	c Depletion (other than oil and gas)	16c	
	d (1) Gross income from oil, gas, and geothermal properties	16d(1)	
	(2) Deductions allocable to oil, gas, and geothermal properties	16d(2)	
	e Other adjustments and tax preference items (attach schedule)	16e	
Foreign Taxes	17a Name of foreign country or U.S. possession		
	b Gross income sourced at partner level	17b	
	c Foreign gross income sourced at partnership level:		
	(1) Passive (2) Listed categories (attach sch.) (3) General limitation	17c(3)	
	d Deductions allocated and apportioned at partner level:		
	(1) Interest expense (2) Other	17d(2)	
	e Deductions allocated and apportioned at partnership level to foreign source income:		
	(1) Passive (2) Listed categories (attach sch.) (3) General limitation	17e(3)	
f Total foreign taxes (check one): Paid <input type="checkbox"/> Accrued <input type="checkbox"/>	17f		
g Reduction in taxes available for credit and gross income from all sources (attach schedule)	17g		
Other	18 Section 59(e)(2) expenditures: a Type b Amount	18b	
	19 Tax-exempt interest income	19	
	20 Other tax-exempt income	20	
	21 Nondeductible expenses	21	
	22 Distributions of money (cash and marketable securities)	22	
	23 Distributions of property other than money	23	
	24 Other items and amounts required to be reported separately to partners (attach schedule)		

**Analysis of Net Income (Loss)**

1 Net income (loss). Combine Schedule K, lines 1 through 7 in column (b). From the result, subtract the sum of Schedule K, lines 8 through 11, 14a, 17f, and 18b						1	-88,616.
2 Analysis by partner type:	(i) Corporate	(ii) Individual (active)	(iii) Individual (passive)	(iv) Partnership	(v) Exempt organization	(vi) Nominee/Other	
a General partners		-88,616.					
b Limited partners							

**Schedule L Balance Sheets per Books** (Not required if Question 5 on Schedule B is answered "Yes.")

Assets	Beginning of tax year		End of tax year	
	(a)	(b)	(c)	(d)
1 Cash				69,526.
2a Trade notes and accounts receivable				
b Less allowance for bad debts				
3 Inventories				
4 U.S. government obligations				
5 Tax-exempt securities				
6 Other current assets (attach schedule)				
7 Mortgage and real estate loans				
8 Other investments (attach schedule)				
9a Buildings and other depreciable assets				
b Less accumulated depreciation				
10a Depletable assets				
b Less accumulated depletion				
11 Land (net of any amortization)				
12a Intangible assets (amortizable only)				
b Less accumulated amortization				
13 Other assets (attach schedule)				
14 Total assets		0.		69,526.
<b>Liabilities and Capital</b>				
15 Accounts payable				158,142.
16 Mortgages, notes, bonds payable in less than 1 year				
17 Other current liabilities (attach schedule)				
18 All nonrecourse loans				
19 Mortgages, notes, bonds payable in 1 year or more				
20 Other liabilities (attach schedule)				
21 Partners' capital accounts				-88,616.
22 Total liabilities and capital		0.		69,526.

**Schedule M-1 Reconciliation of Income (Loss) per Books With Income (Loss) per Return** (Not required if Question 5 on Schedule B is answered "Yes." See page 30 of the instructions.)

1 Net income (loss) per books	-88,616.	6 Income recorded on books this year not included on Schedule K, lines 1 through 7 (itemize):	
2 Income included on Schedule K, lines 1 through 4, 6, and 7, not recorded on books this year (itemize):		a Tax-exempt interest \$	
3 Guaranteed payments (other than health insurance)		7 Deductions included on Schedule K, lines 1 through 11, 14a, 17f, and 18b, not charged against book income this year (itemize):	
4 Expenses recorded on books this year not included on Schedule K, lines 1 through 11, 14a, 17f, and 18b (itemize):		a Depreciation \$	
a Depreciation \$		8 Add lines 6 and 7	
b Travel and entertainment \$		9 Income (loss) (Analysis of Net Income (Loss), line 1). Subtract line 8 from line 5	-88,616.
5 Add lines 1 through 4	-88,616.		

**Schedule M-2 Analysis of Partners' Capital Accounts** (Not required if Question 5 on Schedule B is answered "Yes.")

1 Balance at beginning of year		6 Distributions: a Cash	
2 Capital contributed during year		b Property	
3 Net income (loss) per books	-88,616.	7 Other decreases (itemize):	
4 Other increases (itemize):		8 Add lines 6 and 7	
5 Add lines 1 through 4	-88,616.	9 Balance at end of year. Subtract line 8 from line 5	-88,616.

**Application for Automatic Extension of Time  
To File U.S. Return for a Partnership, REMIC,  
or for Certain Trusts**

OMB No. 1545-1054

► **File a separate application for each return.**

**Please type  
or print.**

Name

THOREAU MANAGEMENT LLC

Employer identification number

04-3508602

**File by the due  
date for filing  
the return for  
which an  
extension is  
requested.**

Number, street, and room or suite no. If a P.O. box, see instructions.

P.O. BOX 1067

City or town, state, and ZIP code. If a foreign address, enter city, province or state, and country. Follow the country's practice for entering the postal code.

CONCORD, MA 01773

**1** I request an automatic 3-month extension of time to file (check only one):

☐ Form 1041

☐ Form 1041-QFT

☒ Form 1065

☐ Form 1065-B

☐ Form 1066

**2** If the entity does not have an office or place of business in the United States, check this box ☐

**3 a** For calendar year \_\_\_\_\_, or other tax year beginning MAR 1, 2000, and ending DEC 31, 2000.

**b** If this tax year is for less than 12 months, check reason:

☒ Initial return

☐ Final return

☐ Change in accounting period

**4** If this extension is requested for Form 1041, Form 1041-QFT, Form 1065-B, or Form 1066, enter the following amounts:

**a** Tentative total tax from Form 1041, Form 1041-QFT, Form 1065-B, or Form 1066 (see instructions) ..... \$ \_\_\_\_\_

**b** Refundable credits and estimated tax payments, including any prior year overpayment allowed as a credit, from Form 1041, Form 1041-QFT, or Form 1065-B (see instructions). REMICs, enter -0- ..... \$ \_\_\_\_\_

**c Balance due.** Subtract line 4b from line 4a. If zero or less, enter -0-. Enclose payment, if any, with Form 8736 (see instructions) ..... \$ \_\_\_\_\_ **0.**

**Caution:** Interest will be charged on any tax not paid by the regular due date of Forms 1041, 1041-QFT, 1065-B, and 1066 from the due date until the tax is paid.

**Application for Additional Extension of Time to File  
U.S. Return for a Partnership, REMIC, or for Certain Trusts**

OMB No. 1545-1057

▶ **File a separate application for each return.**

<b>Please type or print.</b>  <b>File the original and one copy by the due date for filing the return for which an extension is requested. See instructions.</b>	<b>Name</b>	<b>Employer identification number</b>  <b>04-3508602</b>
	<b>THOREAU MANAGEMENT LLC</b>	
	<b>Number, street, and room or suite no. If a P.O. box, see instructions</b>	
	<b>P.O. BOX 1067</b>	
	<b>City or town, state, and ZIP code. If a foreign address, enter city, province or state, and country. Follow the country's practice for entering the postal code.</b>	
	<b>CONCORD, MA 01773</b>	

- 1 I request an additional extension of time until OCTOBER 15, 2001, to file (check only one):  
☐ Form 1041    ☐ Form 1041-QFT    ☒ Form 1065    ☐ Form 1065-B    ☐ Form 1066
- 2 If the entity does not have an office or place of business in the United States, check this box ☐
- 3 a For calendar year \_\_\_\_\_, or other tax year beginning MARCH 1, 2000, and ending DECEMBER 31, 2000  
 b If this tax year is for less than 12 months, check reason: ☒ Initial return    ☐ Final return    ☐ Change in accounting period
- 4 Explain why the entity needs an extension. All entities filing this form must give an adequate explanation.  
**TAXPAYER IS STILL AWAITING INFORMATION FROM AN INDEPENDENT SOURCE.**

- 5 Has the entity filed Form 8736 to request an extension of time to file for this tax year? ☒ Yes    ☐ No  
 If you checked "No," we will grant an extension only for undue hardship. Fully explain the hardship on line 4.

**Signature and Verification**

Under penalties of perjury, I declare that I have examined this form, including accompanying schedules and statements, and to the best of my knowledge and belief, it is true, correct, and complete; and that I am authorized to prepare this form.

Signature ▶

Title ▶

Date ▶

**File original and one copy. The IRS will show below whether or not your application is approved and will return the copy.****Notice to Applicant - To Be Completed by the IRS.**☐ We **HAVE** approved this application. Please attach this form to the entity's return.☐ We **HAVE NOT** approved this application.

However, we have granted a 10-day grace period to \_\_\_\_\_. This grace period is considered a valid extension of time for elections otherwise required to be made on a timely return. Please attach this form to the entity's return.

☐ We **HAVE NOT** approved this application. After considering the reasons stated in item 4 above, we cannot grant this request for an extension of time to file. We are not granting a 10-day grace period.☐ We cannot consider this application because it was filed after the due date of the return for which an extension was requested.☐ Other: \_\_\_\_\_

By: \_\_\_\_\_

Director

Date

If you want a copy of this form to be returned to an address other than that shown above, please enter the address to which the copy should be sent.

<b>Please Type or Print</b>	<b>Name</b>	
	<b>YOSHIDA, CROYLE &amp; SOKOLSKI, PC</b>	
	<b>Number, street, and room or suite no. (If a P.O. box, see instructions.)</b>	
	<b>20 BURLINGTON MALL ROAD, STE. 322</b>	
	<b>City or town, state, and ZIP code. If a foreign address, enter city, province or state, and country. Follow the country's practice for entering the postal code.</b>	
	<b>BURLINGTON, MA 01803</b>	

# Worksheet for Figuring Net Earnings (Loss) From Self-Employment

Name of partnership		Employer identification number	
WESTSIDE REALTY LLP		04-3438516	
1 a Ordinary income (loss) (Schedule K, line 1)	1a	-309,054.	
b Net income (loss) from CERTAIN rental real estate activities	1b		
c Net income (loss) from other rental activities (Schedule K, line 3c)	1c		
d Net loss from Form 4797, Part II, line 18, included on line 1a above. Enter as a positive amount	1d		
e Other additions	1e		
f Combine lines 1a through 1e	1f	-309,054.	
2 a Net gain from Form 4797, Part II, line 18, included on line 1a above	2a		
b Other subtractions	2b		
c Add lines 2a and 2b	2c		
3 a Subtract line 2c from line 1f. If line 1f is a loss, increase the loss on line 1f by the amount on line 2c	3a	-309,054.	3c
b Part of line 3a allocated to limited partners, estates, trusts, corporations, exempt organizations, and IRAs	3b		
c Subtract line 3b from line 3a		-309,054.	
4 a Guaranteed payments to partners (Schedule K, line 5) derived from a trade or business as defined in section 1402(c)	4a		4c
b Part of line 4a allocated to individual limited partners for other than services and to estates, trusts, corporations, exempt organizations, and IRAs	4b		
c Subtract line 4b from line 4a			
5 Net earnings (loss) from self-employment. Combine lines 3c and 4c. Enter here and on Schedule K, line 15a	5	-309,054.	



FORM 1065	TAX EXPENSE	STATEMENT	1
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DESCRIPTION	AMOUNT
PAYROLL	8,252.
TOTAL TO FORM 1065, LINE 14	8,252.

FORM 1065	OTHER DEDUCTIONS	STATEMENT	2
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DESCRIPTION	AMOUNT
OUTSIDE SERVICES	26,904.
OFFICE EXPENSE	3,029.
MISCELLANEOUS	2,651.
PERMITS	1,729.
TOTAL TO FORM 1065, LINE 20	34,313.

SCHEDULE K	INTEREST INCOME	STATEMENT	3
------------	-----------------	-----------	---

DESCRIPTION	U.S. BONDS	OTHER
BANK INTEREST		463.
TOTAL TO SCHEDULE K, LINE 4A		463.

FORM 1065	PARTNERS' CAPITAL ACCOUNT SUMMARY	STATEMENT	4
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PARTNER NUMBER	BEGINNING CAPITAL	CAPITAL CONTRIBUTED	SCHEDULE M-2 LNS 3, 4 & 7	WITH- DRAWALS	ENDING CAPITAL
1	0.		-44,308.		-44,308.
2	0.		-44,308.		-44,308.
TOTAL	0.		-88,616.		-88,616.

## SCHEDULE K-1

## COLUMN C RECONCILIATION

DESCRIPTIONAMOUNT

ORDINARY INCOME (LOSS)

-44,540.

INTEREST INCOME

232.

TOTAL TO SCHEDULE K-1, ITEM J, COLUMN C

-44,308.

## SCHEDULE K-1

## COLUMN C RECONCILIATION

## DESCRIPTION

## AMOUNT

ORDINARY INCOME (LOSS)

-44,539.

INTEREST INCOME

231.

TOTAL TO SCHEDULE K-1, ITEM J, COLUMN C

-44,308.

**1065****U.S. Return of Partnership Income**

OMB No. 1545-0099

For calendar year 2001, or tax year beginning \_\_\_\_\_ and ending \_\_\_\_\_

**EXTENSION GRANTED TO 10/15/02****2001**

<b>A</b> Principal business activity  <b>REAL ESTATE</b>	Use the IRS label. Otherwise, print or type.	Name of partnership <b>THOREAU MANAGEMENT LLC</b>	<b>D</b> Employer identification number  <b>04-3508602</b>
<b>B</b> Principal product or service <b>MANAGEMENT SERVICES</b>		Number, street, and room or suite no. If a P.O. box, see page 13 of the instructions. <b>P.O. BOX 1067</b>	<b>E</b> Date business started <b>03/01/2000</b>
<b>C</b> Business code number <b>541600</b>		City or town, state, and ZIP code <b>CONCORD, MA 01773</b>	<b>F</b> Total assets  <b>\$ 39,675.</b>
<b>G</b> Check applicable boxes: (1) <input type="checkbox"/> Initial return (2) <input type="checkbox"/> Final return (3) <input type="checkbox"/> Name change (4) <input type="checkbox"/> Address change (5) <input type="checkbox"/> Amended return			
<b>H</b> Check accounting method: (1) <input type="checkbox"/> Cash (2) <input checked="" type="checkbox"/> Accrual (3) <input type="checkbox"/> Other (specify) _____			
<b>I</b> Number of Schedules K-1. Attach one for each person who was a partner at any time during the tax year <b>2</b>			

**Caution:** Include only trade or business income and expenses on lines 1a through 22 below. See the instructions for more information.

<b>Income</b>	<b>1 a</b> Gross receipts or sales	<b>1a</b> 219,603.	<b>1c</b> 219,603.
	<b>b</b> Less returns and allowances	<b>1b</b>	
	<b>2</b> Cost of goods sold (Schedule A, line 8)		<b>2</b>
	<b>3</b> Gross profit. Subtract line 2 from line 1c		<b>3</b> 219,603.
	<b>4</b> Ordinary income (loss) from other partnerships, estates, and trusts (attach schedule)		<b>4</b>
	<b>5</b> Net farm profit (loss) (attach Schedule F (Form 1040))		<b>5</b>
<b>6</b> Net gain (loss) from Form 4797, Part II, line 18		<b>6</b>	
<b>7</b> Other income (loss) (attach schedule)		<b>7</b>	
<b>8</b> Total income (loss). Combine lines 3 through 7		<b>8</b> 219,603.	
<b>Deductions (see instructions for limitations)</b>	<b>9</b> Salaries and wages (other than to partners) (less employment credits)		<b>9</b> 72,720.
	<b>10</b> Guaranteed payments to partners		<b>10</b>
	<b>11</b> Repairs and maintenance		<b>11</b>
	<b>12</b> Bad debts		<b>12</b>
	<b>13</b> Rent		<b>13</b> 8,553.
	<b>14</b> Taxes and licenses	SEE STATEMENT 1	<b>14</b> 6,115.
	<b>15</b> Interest		<b>15</b>
	<b>16 a</b> Depreciation (if required, attach Form 4562)	<b>16a</b>	<b>16c</b>
	<b>b</b> Less depreciation reported on Schedule A and elsewhere on return	<b>16b</b>	
	<b>17</b> Depletion (Do not deduct oil and gas depletion.)		<b>17</b>
	<b>18</b> Retirement plans, etc.		<b>18</b>
	<b>19</b> Employee benefit programs		<b>19</b>
	<b>20</b> Other deductions (attach schedule)	SEE STATEMENT 2	<b>20</b> 4,556.
<b>21</b> Total deductions. Add the amounts shown in the far right column for lines 9 through 20		<b>21</b> 91,944.	
<b>22</b> Ordinary income (loss) from trade or business activities. Subtract line 21 from line 8		<b>22</b> 127,659.	

<b>Sign Here</b>	Under penalties of perjury, I declare that I have examined this return, including accompanying schedules and statements, and to the best of my knowledge and belief, it is true, correct, and complete. Declaration of preparer (other than general partner or limited liability company member) is based on all information of which preparer has any knowledge.	
	Signature of general partner or limited liability company member	Date
<b>Paid Preparer's Use Only</b>	Preparer's signature	Check if self-employed <input type="checkbox"/>
	Firm's name (or yours if self-employed), address, and ZIP code	Preparer's SSN or PTIN
	YOSHIDA, CROYLE & SOKOLSKI, PC 20 BURLINGTON MALL ROAD, SUITE 322 BURLINGTON, MA 01803-4123	P00106133 EIN 04-3014517 Phone no. (781) 273-1010

**Schedule A Cost of Goods Sold** (see page 18 of the instructions)

1	Inventory at beginning of year	1	
2	Purchases less cost of items withdrawn for personal use	2	
3	Cost of labor	3	
4	Additional section 263A costs (attach schedule)	4	
5	Other costs (attach schedule)	5	
6	<b>Total.</b> Add lines 1 through 5	6	
7	Inventory at end of year	7	
8	<b>Cost of goods sold.</b> Subtract line 7 from line 6. Enter here and on page 1, line 2	8	

9 a Check all methods used for valuing closing inventory:

(i) ☐ Cost as described in Regulations section 1.471-3

(ii) ☐ Lower of cost or market as described in Regulations section 1.471-4

(iii) ☐ Other (specify method used and attach explanation) ▶

- b Check this box if there was a writedown of "subnormal" goods as described in Regulations section 1.471-2(c) ▶ ☐
- c Check this box if the LIFO inventory method was adopted this tax year for any goods (if checked, attach Form 970) ▶ ☐
- d Do the rules of section 263A (for property produced or acquired for resale) apply to the partnership? ☐ Yes ☐ No
- e Was there any change in determining quantities, cost, or valuations between opening and closing inventory? ☐ Yes ☐ No
- If "Yes," attach explanation.

**Schedule B Other Information**

	Yes	No
1 What type of entity is filing this return? Check the applicable box:		
a <input type="checkbox"/> Domestic general partnership b <input type="checkbox"/> Domestic limited partnership		
c <input type="checkbox"/> Domestic limited liability company d <input checked="" type="checkbox"/> Domestic limited liability partnership		
e <input type="checkbox"/> Foreign partnership f <input type="checkbox"/> Other ▶		
2 Are any partners in this partnership also partnerships?		X
3 During the partnership's tax year, did the partnership own any interest in another partnership or in any foreign entity that was disregarded as an entity separate from its owner under Regulations sections 301.7701-2 and 301.7701-3? If yes, see instructions for required attachment		X
4 Is this partnership subject to the consolidated audit procedures of sections 6221 through 6233? If "Yes," see Designation of Tax Matters Partner below		X
5 Does this partnership meet all three of the following requirements?		
a The partnership's total receipts for the tax year were less than \$250,000;		
b The partnership's total assets at the end of the tax year were less than \$600,000; and		
c Schedules K-1 are filed with the return and furnished to the partners on or before the due date (including extensions) for the partnership return.		
If "Yes," the partnership is not required to complete Schedules L, M-1, and M-2; Item F on page 1 of Form 1065; or Item J on Schedule K-1		X
6 Does this partnership have any foreign partners? If "Yes," the partnership may have to file Forms 8804, 8805 and 8813. See page 20 of the instructions		X
7 Is this partnership a publicly traded partnership as defined in section 469(k)(2)?		X
8 Has this partnership filed, or is it required to file, Form 8264, Application for Registration of a Tax Shelter?		X
9 At any time during calendar year 2001, did the partnership have an interest in or a signature or other authority over a financial account in a foreign country (such as a bank account, securities account, or other financial account)?		
See page 20 of the instructions for exceptions and filing requirements for Form TD F 90-22.1.		
If "Yes," enter the name of the foreign country. ▶		X
10 During the tax year, did the partnership receive a distribution from, or was it the grantor of, or transferor to, a foreign trust?		X
If "Yes," the partnership may have to file Form 3520. See page 20 of the instructions		
11 Was there a distribution of property or a transfer (e.g., by sale or death) of a partnership interest during the tax year?		
If "Yes," you may elect to adjust the basis of the partnership's assets under section 754 by attaching the statement described under Elections Made By the Partnership on page 8 of the instructions		X
12 Enter the number of Forms 8865 attached to this return ▶		

**Designation of Tax Matters Partner** (see page 20 of the instructions)

Enter below the general partner designated as the tax matters partner (TMP) for the tax year of this return:

Name of designated TMP ▶ Identifying number of TMP ▶

Address of designated TMP ▶

JWA

Form 1065 (2001)

**Schedule K Partners' Shares of Income, Credits, Deductions, etc.**

(a) Distributive share items		(b) Total amount	
Income (loss)	1 Ordinary income (loss) from trade or business activities (page 1, line 22)	1	127,659.
	2 Net income (loss) from rental real estate activities (attach Form 8825)	2	
	3a Gross income from other rental activities	3a	
	b Expenses from other rental activities (attach schedule)	3b	
	c Net income (loss) from other rental activities. Subtract line 3b from line 3a	3c	
	4 Portfolio income (loss): a Interest income SEE STATEMENT 3	4a	363.
	b Ordinary dividends	4b	
	c Royalty income	4c	
	d Net short-term capital gain (loss) (attach Schedule D (Form 1065))	4d	
	e (1) Net long-term capital gain (loss) (attach Schedule D (Form 1065))	4e(1)	
	(2) 28% rate gain (loss) (3) Qualified 5-year gain		
f Other portfolio income (loss) (attach schedule)	4f		
5 Guaranteed payments to partners	5		
6 Net section 1231 gain (loss) (other than due to casualty or theft) (attach Form 4797)	6		
7 Other income (loss) (attach schedule)	7		
Deductions	8 Charitable contributions (attach schedule)	8	
	9 Section 179 expense deduction (attach Form 4562)	9	
	10 Deductions related to portfolio income (itemize)	10	
	11 Other deductions (attach schedule)	11	
Credits	12a Low-income housing credit:		
	(1) From partnerships to which section 42(j)(5) applies	12a(1)	
	(2) Other than on line 12a(1)	12a(2)	
	b Qualified rehabilitation expenditures related to rental real estate activities (attach Form 3468)	12b	
	c Credits (other than credits shown on lines 12a and 12b) related to rental real estate activities	12c	
d Credits related to other rental activities	12d		
13 Other credits	13		
Investment Interest	14a Interest expense on investment debts	14a	
	b (1) Investment income included on lines 4a, 4b, 4c, and 4f above	14b(1)	363.
	(2) Investment expenses included on line 10 above	14b(2)	
Self-Employment	15a Net earnings (loss) from self-employment	15a	127,659.
	b Gross farming or fishing income	15b	
	c Gross nonfarm income	15c	219,603.
Adjustments and Tax Preference Items	16a Depreciation adjustment on property placed in service after 1986	16a	
	b Adjusted gain or loss	16b	
	c Depletion (other than oil and gas)	16c	
	d (1) Gross income from oil, gas, and geothermal properties	16d(1)	
	(2) Deductions allocable to oil, gas, and geothermal properties	16d(2)	
	e Other adjustments and tax preference items (attach schedule)	16e	
Foreign Taxes	17a Name of foreign country or U.S. possession		
	b Gross income from all sources	17b	
	c Gross income sourced at partner level	17c	
	d Foreign gross income sourced at partnership level:		
	(1) Passive (2) Listed categories (attach sch.) (3) General limitation	17d(3)	
	e Deductions allocated and apportioned at partner level:		
	(1) Interest expense (2) Other	17e(2)	
	f Deductions allocated and apportioned at partnership level to foreign source income:		
	(1) Passive (2) Listed categories (attach sch.) (3) General limitation	17f(3)	
	g Total foreign taxes (check one): Paid <input type="checkbox"/> Accrued <input type="checkbox"/>	17g	
h Reduction in taxes available for credit (attach schedule)	17h		
Other	18 Section 59(e)(2) expenditures: a Type b Amount	18b	
	19 Tax-exempt interest income	19	
	20 Other tax-exempt income	20	
	21 Nondeductible expenses	21	
	22 Distributions of money (cash and marketable securities)	22	
	23 Distributions of property other than money	23	
	24 Other items and amounts required to be reported separately to partners (attach schedule)		

**Analysis of Net Income (Loss)**

1 Net income (loss). Combine Schedule K, lines 1 through 7 in column (b). From the result, subtract the sum of Schedule K, lines 8 through 11, 14a, 17g, and 18b

1 128,022.

2 Analysis by partner type:	(i) Corporate	(ii) Individual (active)	(iii) Individual (passive)	(iv) Partnership	(v) Exempt organization	(vi) Nominee/Other
a General partners		128,022.				
b Limited partners						

**Schedule L Balance Sheets per Books** (Not required if Question 5 on Schedule B is answered "Yes.")

Assets	Beginning of tax year		End of tax year	
	(a)	(b)	(c)	(d)
1 Cash		69,526.		39,675.
2a Trade notes and accounts receivable				
b Less allowance for bad debts				
3 Inventories				
4 U.S. government obligations				
5 Tax-exempt securities				
6 Other current assets (attach schedule)				
7 Mortgage and real estate loans				
8 Other investments (attach schedule)				
9a Buildings and other depreciable assets				
b Less accumulated depreciation				
10a Depletable assets				
b Less accumulated depletion				
11 Land (net of any amortization)				
12a Intangible assets (amortizable only)				
b Less accumulated amortization				
13 Other assets (attach schedule)				
14 Total assets		69,526.		39,675.
<b>Liabilities and Capital</b>				
15 Accounts payable		158,142.		269.
16 Mortgages, notes, bonds payable in less than 1 year				
17 Other current liabilities (attach schedule)				
18 All nonrecourse loans				
19 Mortgages, notes, bonds payable in 1 year or more				
20 Other liabilities (attach schedule)				
21 Partners' capital accounts		-88,616.		39,406.
22 Total liabilities and capital		69,526.		39,675.

**Schedule M-1 Reconciliation of Income (Loss) per Books With Income (Loss) per Return** (Not required if Question 5 on Schedule B is answered "Yes.")

1 Net income (loss) per books	128,022.	5 Income recorded on books this year not included on Schedule K, lines 1 through 7 (itemize):	
2 Income included on Schedule K, lines 1 through 4, 6, and 7, not recorded on books this year (itemize):		a Tax-exempt interest \$	
3 Guaranteed payments (other than health insurance)		7 Deductions included on Schedule K, lines 1 through 11, 14a, 17g, and 18b, not charged against book income this year (itemize):	
4 Expenses recorded on books this year not included on Schedule K, lines 1 through 11, 14a, 17g, and 18b (itemize):		a Depreciation \$	
a Depreciation \$		8 Add lines 6 and 7	
b Travel and entertainment \$		9 Income (loss) (Analysis of Net Income (Loss), line 1). Subtract line 8 from line 5	128,022.
5 Add lines 1 through 4	128,022.		

**Schedule M-2 Analysis of Partners' Capital Accounts** (Not required if Question 5 on Schedule B is answered "Yes.")

1 Balance at beginning of year	-88,616.	6 Distributions: a Cash	
2 Capital contributed during year		b Property	
3 Net income (loss) per books	128,022.	7 Other decreases (itemize):	
4 Other increases (itemize):		8 Add lines 6 and 7	
5 Add lines 1 through 4	39,406.	9 Balance at end of year. Subtract line 8 from line 5	39,406.

**Application for Automatic Extension of Time  
To File U.S. Return for a Partnership, REMIC,  
or for Certain Trusts**

OMB No. 1545-1054

► **File a separate application for each return.**

**Please type  
or print.**

Name

THOREAU MANAGEMENT LLC

Employer identification number

04-3508602

**File by the due  
date for filing  
the return for  
which an  
extension is  
requested.**

Number, street, and room or suite no. If a P.O. box, see instructions.

P.O. BOX 1067

City or town, state, and ZIP code. If a foreign address, enter city, province or state, and country. Follow the country's practice for entering the postal code.

CONCORD, MA 01773

**1** I request an automatic **3-month** extension of time to file (check only one):

☐ Form 1041

☐ Form 1041-QFT

☒ Form 1065

☐ Form 1065-B

☐ Form 1066

**2** If the entity does not have an office or place of business in the United States, check this box ☐

**3 a** For calendar year 2001, or other tax year beginning \_\_\_\_\_, \_\_\_\_\_, and ending \_\_\_\_\_

**b** If this tax year is for less than 12 months, check reason:

☐ Initial return

☐ Final return

☐ Change in accounting period

**4** If this extension is requested for Form 1041, Form 1041-QFT, Form 1065-B, or Form 1066, enter the following amounts:

**a** Tentative total tax from Form 1041, Form 1041-QFT, Form 1065-B, or Form 1066 (see instructions) \$ \_\_\_\_\_

**b** Refundable credits and estimated tax payments, including any prior year overpayment allowed as a credit, from Form 1041, Form 1041-QFT, or Form 1065-B (see instructions). REMICs, enter -0- \$ \_\_\_\_\_

**c Balance due.** Subtract line 4b from line 4a. If zero or less, enter -0-. Enclose payment, if any, with Form 8736 (see instructions) \$ \_\_\_\_\_ **0.**

**Caution:** Interest will be charged on any tax not paid by the regular due date of Forms 1041, 1041-QFT, 1065-B, and 1066 from the due date until the tax is paid.



**Application for Additional Extension of Time to File  
U.S. Return for a Partnership, REMIC, or for Certain Trusts**

OMB No. 1545-1057

▶ **File a separate application for each return.****Please type or print.****File the original and one copy by the due date for filing the return for which an extension is requested. See instructions.**

Name

**THOREAU MANAGEMENT LLC**

Number, street, and room or suite no. If a P.O. box, see instructions

**P.O. BOX 1067**

City or town, state, and ZIP code. If a foreign address, enter city, province or state, and country. Follow the country's practice for entering the postal code.

**CONCORD, MA 01773**

Employer identification number

**04-3508602****1** I request an additional extension of time until **OCTOBER 15**, **2002**, to file (check only one):☐ Form 1041☐ Form 1041-QFT☒ Form 1065☐ Form 1065-B☐ Form 1066**2** If the entity does not have an office or place of business in the United States, check this box ☐**3 a** For calendar year **2001**, or other tax year beginning

, and ending

**b** If this tax year is for less than 12 months, check reason:☐ Initial return☐ Final return☐ Change in accounting period**4** Explain why the entity needs an extension. All entities filing this form must give an adequate explanation.**TAXPAYER IS AWAITING INFORMATION FROM AN INDEPENDENT SOURCE****5** Has the entity filed Form 8736 to request an extension of time to file for this tax year?☒ Yes☐ No

If you checked "No," we will grant an extension only for undue hardship. Fully explain the hardship on line 4.

**Signature and Verification**

Under penalties of perjury, I declare that I have examined this form, including accompanying schedules and statements, and to the best of my knowledge and belief, it is true, correct, and complete; and that I am authorized to prepare this form.

Signature ▶

Title ▶

Date ▶

**File original and one copy. The IRS will show below whether or not your application is approved and will return the copy.****Notice to Applicant - To Be Completed by the IRS.**☐ We **HAVE** approved this application. Please attach this form to the entity's return.☐ We **HAVE NOT** approved this application.

However, we have granted a 10-day grace period to \_\_\_\_\_. This grace period is considered a valid extension of time for elections otherwise required to be made on a timely return. Please attach this form to the entity's return.

☐ We **HAVE NOT** approved this application. After considering the reasons stated in item 4 above, we cannot grant this request for an extension of time to file. We are not granting a 10-day grace period.☐ We cannot consider this application because it was filed after the due date of the return for which an extension was requested.☐ Other: \_\_\_\_\_

By: \_\_\_\_\_

Director

Date

If you want a copy of this form to be returned to an address other than that shown above, please enter the address to which the copy should be sent.

**Please  
Type  
or  
Print**

Name

Number, street, and room or suite no. (If a P.O. box, see instructions.)

City or town, state, and ZIP code. If a foreign address, enter city, province or state, and country. Follow the country's practice for entering the postal code.

FORM 1065	TAX EXPENSE	STATEMENT	1
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DESCRIPTION	AMOUNT
PAYROLL	6,115.
TOTAL TO FORM 1065, LINE 14	6,115.

FORM 1065	OTHER DEDUCTIONS	STATEMENT	2
-----------	------------------	-----------	---

DESCRIPTION	AMOUNT
OFFICE EXPENSE	1,672.
MISCELLANEOUS	728.
LEASED EQUIPMENT	919.
PROFESSIONAL FEES	1,237.
TOTAL TO FORM 1065, LINE 20	4,556.

SCHEDULE K	INTEREST INCOME	STATEMENT	3
------------	-----------------	-----------	---

DESCRIPTION	U.S. BONDS	OTHER
BANK INTEREST		363.
TOTAL TO SCHEDULE K, LINE 4A		363.

FORM 1065	PARTNERS' CAPITAL ACCOUNT SUMMARY	STATEMENT	4
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PARTNER NUMBER	BEGINNING CAPITAL	CAPITAL CONTRIBUTED	SCHEDULE M-2 LNS 3, 4 & 7	WITH- DRAWALS	ENDING CAPITAL
1	-44,308.		64,012.		19,704.
2	-44,308.		64,010.		19,702.
TOTAL	-88,616.		128,022.		39,406.

## SCHEDULE K-1

## COLUMN C RECONCILIATION

## DESCRIPTION

## AMOUNT

ORDINARY INCOME (LOSS)

63,830.

INTEREST INCOME

182.

TOTAL TO SCHEDULE K-1, ITEM J, COLUMN C

64,012.

## SCHEDULE K-1

## COLUMN C RECONCILIATION

DESCRIPTIONAMOUNT

ORDINARY INCOME (LOSS)

63,829.

INTEREST INCOME

181.

TOTAL TO SCHEDULE K-1, ITEM J, COLUMN C

64,010.

## U.S. Return of Partnership Income

OMB No. 1545-0099

For calendar year 2002, or tax year beginning \_\_\_\_\_, and ending \_\_\_\_\_

**2002**

<b>A</b> Principal business activity <b>REAL ESTATE DEVELOPMENT</b>		Use the IRS label. Otherwise, print or type.	<b>Name of partnership</b> <b>WESTSIDE REALTY LLP</b>		<b>D</b> Employer identification number <b>04-3438516</b>
<b>B</b> Principal product or service <b>CONSTRUCTION</b>			Number, street, and room or suite no. If a P.O. box, see page 14 of the instructions. <b>P.O. BOX 1196</b>		<b>E</b> Date business started <b>01/01/2000</b>
<b>C</b> Business code number <b>236110</b>			City or town, state, and ZIP code <b>CONCORD, MA 01742</b>		<b>F</b> Total assets \$ <b>0.</b>

**G** Check applicable boxes: (1) ☐ Initial return (2) ☒ Final return (3) ☐ Name change (4) ☐ Address change (5) ☐ Amended return

**H** Check accounting method: (1) ☐ Cash (2) ☒ Accrual (3) ☐ Other (specify) \_\_\_\_\_

**I** Number of Schedules K-1. Attach one for each person who was a partner at any time during the tax year **2**

Caution: Include only trade or business income and expenses on lines 1a through 22 below. See the instructions for more information.

Income	<b>1 a</b> Gross receipts or sales	<b>1a</b>		<b>1c</b>	
	<b>b</b> Less returns and allowances	<b>1b</b>			
	<b>2</b> Cost of goods sold (Schedule A, line 8)			<b>2</b>	112,331.
	<b>3</b> Gross profit. Subtract line 2 from line 1c			<b>3</b>	<112,331.>
	<b>4</b> Ordinary income (loss) from other partnerships, estates, and trusts (attach schedule)			<b>4</b>	
	<b>5</b> Net farm profit (loss) (attach Schedule F (Form 1040))			<b>5</b>	
Deductions (see instructions for limitations)	<b>6</b> Net gain (loss) from Form 4797, Part II, line 18			<b>6</b>	
	<b>7</b> Other income (loss) (attach schedule)			<b>7</b>	
	<b>8</b> Total income (loss). Combine lines 3 through 7			<b>8</b>	<112,331.>
	<b>9</b> Salaries and wages (other than to partners) (less employment credits)			<b>9</b>	
	<b>10</b> Guaranteed payments to partners			<b>10</b>	
	<b>11</b> Repairs and maintenance			<b>11</b>	
	<b>12</b> Bad debts			<b>12</b>	
	<b>13</b> Rent			<b>13</b>	
	<b>14</b> Taxes and licenses		SEE STATEMENT 1	<b>14</b>	56.
	<b>15</b> Interest			<b>15</b>	
	<b>16 a</b> Depreciation (if required, attach Form 4562)	<b>16a</b>		<b>16c</b>	
	<b>b</b> Less depreciation reported on Schedule A and elsewhere on return	<b>16b</b>			
	<b>17</b> Depletion (Do not deduct oil and gas depletion.)			<b>17</b>	
	<b>18</b> Retirement plans, etc.			<b>18</b>	
	<b>19</b> Employee benefit programs			<b>19</b>	
	<b>20</b> Other deductions (attach schedule)		SEE STATEMENT 2	<b>20</b>	93,430.
<b>21</b> Total deductions. Add the amounts shown in the far right column for lines 9 through 20			<b>21</b>	93,486.	
<b>22</b> Ordinary income (loss) from trade or business activities. Subtract line 21 from line 8			<b>22</b>	<205,817.>	

**Sign Here**

Under penalties of perjury, I declare that I have examined this return, including accompanying schedules and statements, and to the best of my knowledge and belief, it is true, correct, and complete. Declaration of preparer (other than general partner or limited liability company member) is based on all information of which preparer has any knowledge.

Signature of general partner or limited liability company member \_\_\_\_\_ Date \_\_\_\_\_

May the IRS discuss this return with the preparer shown below (see instr.)? ☒ Yes ☐ No

**Paid**

Preparer's signature \_\_\_\_\_ Date \_\_\_\_\_ Check if self-employed ☐ Preparer's SSN or PTIN **P00106133**

**Preparer's Use Only**

Firm's name (or yours if self-employed), address, and ZIP code **YOSHIDA, CROYLE & SOKOLSKI, PC** EIN **04-3014517**  
**20 BURLINGTON MALL ROAD, SUITE 322** Phone no. **(781) 273-1010**  
**BURLINGTON, MA 01803-4123**

**Schedule A Cost of Goods Sold** (see page 19 of the instructions)

1	Inventory at beginning of year	1	
2	Purchases less cost of items withdrawn for personal use	2	112,331.
3	Cost of labor	3	
4	Additional section 263A costs (attach schedule)	4	
5	Other costs (attach schedule)	5	
6	Total. Add lines 1 through 5	6	112,331.
7	Inventory at end of year	7	
8	Cost of goods sold. Subtract line 7 from line 6. Enter here and on page 1, line 2	8	112,331.

9 a Check all methods used for valuing closing inventory:

(i) ☒ Cost as described in Regulations section 1.471-3

(ii) ☐ Lower of cost or market as described in Regulations section 1.471-4

(iii) ☐ Other (specify method used and attach explanation) ▶

- b Check this box if there was a writedown of "subnormal" goods as described in Regulations section 1.471-2(c) ▶ ☐
- c Check this box if the LIFO inventory method was adopted this tax year for any goods (if checked, attach Form 970) ▶ ☐
- d Do the rules of section 263A (for property produced or acquired for resale) apply to the partnership? ☐ Yes ☒ No
- e Was there any change in determining quantities, cost, or valuations between opening and closing inventory? ☐ Yes ☒ No
- If "Yes," attach explanation.

**Schedule B Other Information**

	Yes	No
1 What type of entity is filing this return? Check the applicable box:		
a <input type="checkbox"/> Domestic general partnership		
b <input type="checkbox"/> Domestic limited partnership		
c <input type="checkbox"/> Domestic limited liability company		
d <input checked="" type="checkbox"/> Domestic limited liability partnership		
e <input type="checkbox"/> Foreign partnership		
f <input type="checkbox"/> Other ▶		
2 Are any partners in this partnership also partnerships?		X
3 During the partnership's tax year, did the partnership own any interest in another partnership or in any foreign entity that was disregarded as an entity separate from its owner under Regulations sections 301.7701-2 and 301.7701-3? If yes, see instructions for required attachment		X
4 Is this partnership subject to the consolidated audit procedures of sections 6221 through 6233? If "Yes," see Designation of Tax Matters Partner below		X
5 Does this partnership meet all three of the following requirements?		
a The partnership's total receipts for the tax year were less than \$250,000;		
b The partnership's total assets at the end of the tax year were less than \$600,000; and		
c Schedules K-1 are filed with the return and furnished to the partners on or before the due date (including extensions) for the partnership return.		
If "Yes," the partnership is not required to complete Schedules L, M-1, and M-2; Item F on page 1 of Form 1065; or Item J on Schedule K-1		X
6 Does this partnership have any foreign partners? If "Yes," the partnership may have to file Forms 8804, 8805 and 8813. See page 20 of the instructions		X
7 Is this partnership a publicly traded partnership as defined in section 469(k)(2)?		X
8 Has this partnership filed, or is it required to file, Form 8264, Application for Registration of a Tax Shelter?		X
9 At any time during calendar year 2002, did the partnership have an interest in or a signature or other authority over a financial account in a foreign country (such as a bank account, securities account, or other financial account)? See page 20 of the instructions for exceptions and filing requirements for Form TD F 90-22.1. If "Yes," enter the name of the foreign country. ▶		X
10 During the tax year, did the partnership receive a distribution from, or was it the grantor of, or transferor to, a foreign trust? If "Yes," the partnership may have to file Form 3520. See page 20 of the instructions		X
11 Was there a distribution of property or a transfer (e.g., by sale or death) of a partnership interest during the tax year? If "Yes," you may elect to adjust the basis of the partnership's assets under section 754 by attaching the statement described under Elections Made By the Partnership on page 8 of the instructions		X
12 Enter the number of Forms 8865, Return of U.S. Persons With Respect to Certain Foreign Partnerships, attached to this return ▶		

**Designation of Tax Matters Partner** (see page 21 of the instructions)

Enter below the general partner designated as the tax matters partner (TMP) for the tax year of this return:

Name of designated TMP ▶

Identifying number of TMP ▶

Address of designated TMP ▶

**Schedule K Partners' Shares of Income, Credits, Deductions, etc.**

		(a) Distributive share items	(b) Total amount		
Income (Loss)	1	Ordinary income (loss) from trade or business activities (page 1, line 22)	1	<205,817.>	
	2	Net income (loss) from rental real estate activities (attach Form 8825)	2		
	3a	Gross income from other rental activities	3a		
	b	Expenses from other rental activities (attach schedule)	3b		
	c	Net income (loss) from other rental activities. Subtract line 3b from line 3a	3c		
	4	Portfolio income (loss): a Interest income SEE STATEMENT 3	4a	606.	
	b	Ordinary dividends	4b		
	c	Royalty income	4c		
	d	Net short-term capital gain (loss) (attach Schedule D (Form 1065))	4d		
	e	(1) Net long-term capital gain (loss) (attach Schedule D (Form 1065))	4e(1)		
	(2) 28% rate gain (loss)	(3) Qualified 5-year gain			
	f	Other portfolio income (loss) (attach schedule)	4f		
	5	Guaranteed payments to partners	5		
6	Net section 1231 gain (loss) (other than due to casualty or theft) (attach Form 4797)	6			
7	Other income (loss) (attach schedule)	7			
Deductions	8	Charitable contributions (attach schedule)	8		
	9	Section 179 expense deduction (attach Form 4562)	9		
	10	Deductions related to portfolio income (itemize)	10		
	11	Other deductions (attach schedule)	11		
Credits	12a	Low-income housing credit:			
	(1)	From partnerships to which section 42(j)(5) applies	12a(1)		
	(2)	Other than on line 12a(1)	12a(2)		
	b	Qualified rehabilitation expenditures related to rental real estate activities (attach Form 3468)	12b		
	c	Credits (other than credits shown on lines 12a and 12b) related to rental real estate activities	12c		
d	Credits related to other rental activities	12d			
13	Other credits	13			
Investment Interest	14a	Interest expense on investment debts	14a		
	b	(1) Investment income included on lines 4a, 4b, 4c, and 4f above	14b(1)	606.	
	(2)	Investment expenses included on line 10 above	14b(2)		
Self-Employment	15a	Net earnings (loss) from self-employment	15a	<205,817.>	
	b	Gross farming or fishing income	15b		
	c	Gross nonfarm income	15c	<112,331.>	
Adjustments and Tax Preference Items	16a	Depreciation adjustment on property placed in service after 1986	16a		
	b	Adjusted gain or loss	16b		
	c	Depletion (other than oil and gas)	16c		
	d	(1) Gross income from oil, gas, and geothermal properties	16d(1)		
	(2)	Deductions allocable to oil, gas, and geothermal properties	16d(2)		
	e	Other adjustments and tax preference items (attach schedule)	16e		
Foreign Taxes	17a	Name of foreign country or U.S. possession			
	b	Gross income from all sources	17b		
	c	Gross income sourced at partner level	17c		
	d	Foreign gross income sourced at partnership level:			
	(1)	Passive	(2) Listed categories (attach sch.)	(3) General limitation	
	e	Deductions allocated and apportioned at partner level:	17d(3)		
	(1)	Interest expense	(2) Other	17e(2)	
	f	Deductions allocated and apportioned at partnership level to foreign source income:			
	(1)	Passive	(2) Listed categories (attach sch.)	(3) General limitation	
g	Total foreign taxes (check one): Paid <input type="checkbox"/> Accrued <input type="checkbox"/>	17g			
h	Reduction in taxes available for credit (attach schedule)	17h			
Other	18	Section 59(e)(2) expenditures: a Type b Amount	18b		
	19	Tax-exempt interest income	19		
	20	Other tax-exempt income	20		
	21	Nondeductible expenses	21		
	22	Distributions of money (cash and marketable securities)	22		
	23	Distributions of property other than money	23		
	24	Other items and amounts required to be reported separately to partners (attach schedule)			

**Analysis of Net Income (Loss)**

1 Net income (loss). Combine Schedule K, lines 1 through 7 in column (b). From the result, subtract the sum of Sch K, lines 8 through 11, 14a, 17g, and 18b						1	<205,211.>
2 Analysis by partner type:	(i) Corporate	(ii) Individual (active)	(iii) Individual (passive)	(iv) Partnership	(v) Exempt organization	(vi) Nominee/Other	
a General partners		<205,211.>					
b Limited partners							

Note: Schedules L, M-1 and M-2 are not required if Question 5 of Schedule B is answered "Yes."

**Schedule L Balance Sheets per Books**

Assets	Beginning of tax year		End of tax year	
	(a)	(b)	(c)	(d)
1 Cash		201,768.		
2a Trade notes and accounts receivable				
b Less allowance for bad debts				
3 Inventories				
4 U.S. government obligations				
5 Tax-exempt securities				
6 Other current assets (attach schedule)				
7 Mortgage and real estate loans				
8 Other investments (attach schedule)				
9a Buildings and other depreciable assets				
b Less accumulated depreciation				
10a Depletable assets				
b Less accumulated depletion				
11 Land (net of any amortization)				
12a Intangible assets (amortizable only)				
b Less accumulated amortization				
13 Other assets (attach schedule)				
14 Total assets		201,768.		0.
<b>Liabilities and Capital</b>				
15 Accounts payable		1,691.		
16 Mortgages, notes, bonds payable in less than 1 year		162,631.		
17 Other current liabilities (attach schedule)				
18 All nonrecourse loans				
19 Mortgages, notes, bonds payable in 1 year or more				
20 Other liabilities (attach schedule)				
21 Partners' capital accounts		37,446.		0.
22 Total liabilities and capital		201,768.		0.

**Schedule M-1 Reconciliation of Income (Loss) per Books With Income (Loss) per Return**

1 Net income (loss) per books	<205,211.>	5 Income recorded on books this year not included on Schedule K, lines 1 through 7 (itemize):	
2 Income included on Schedule K, lines 1 through 4, 6, and 7, not recorded on books this year (itemize):		a Tax-exempt interest \$	
3 Guaranteed payments (other than health insurance)		7 Deductions included on Schedule K, lines 1 through 11, 14a, 17g, and 18b, not charged against book income this year (itemize):	
4 Expenses recorded on books this year not included on Schedule K, lines 1 through 11, 14a, 17g, and 18b (itemize):		a Depreciation \$	
a Depreciation \$		8 Add lines 6 and 7	
b Travel and entertainment \$		9 Income (loss) (Analysis of Net Income (Loss), line 1). Subtract line 8 from line 5	<205,211.>
5 Add lines 1 through 4	<205,211.>		

**Schedule M-2 Analysis of Partners' Capital Accounts**

1 Balance at beginning of year	37,446.	6 Distributions: a Cash	
2 Capital contributed during year	167,765.	b Property	
a Cash		7 Other decreases (itemize):	
b Property		8 Add lines 6 and 7	
3 Net income (loss) per books	<205,211.>	9 Balance at end of year. Subtract line 8 from line 5	
4 Other increases (itemize):			
5 Add lines 1 through 4			



FORM 1065	TAX EXPENSE	STATEMENT	1
DESCRIPTION		AMOUNT	
REAL ESTATE		56.	
TOTAL TO FORM 1065, LINE 14		56.	

FORM 1065	OTHER DEDUCTIONS	STATEMENT	2
DESCRIPTION		AMOUNT	
MANAGEMENT FEE		91,000.	
OUTSIDE SERVICES		1,918.	
INSURANCE		512.	
TOTAL TO FORM 1065, LINE 20		93,430.	

SCHEDULE K	INTEREST INCOME	STATEMENT	3
DESCRIPTION	U.S. BONDS	OTHER	
BANK INTEREST		606.	
TOTAL TO SCHEDULE K, LINE 4A		606.	

FORM 1065	PARTNERS' CAPITAL ACCOUNT SUMMARY				STATEMENT	4
PARTNER NUMBER	BEGINNING CAPITAL	CAPITAL CONTRIBUTED	SCHEDULE M-2 LNS 3, 4 & 7	WITH- DRAWALS	ENDING CAPITAL	
1	18,724.	83,883.	<102,606.>		1.	
2	18,722.	83,882.	<102,605.>		<1.>	
TOTAL	37,446.	167,765.	<205,211.>		0.	

A. U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

**DANE BRADY & HAYDON, LLP**  
**37 MAIN ST. CONCORD MA**

## SETTLEMENT STATEMENT

TYPE OF LOAN		
1. FHA	2. FHLA	3. <input checked="" type="checkbox"/> CONV. UNINS.
4. VA	5. CONV. INS.	
6. File Number 5600		7. Loan Number
8. Mortgage Ins. Case No.		

C. NOTE: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "(P.O.C.)" were paid outside the closing; they are shown here for informational purposes and are not included in the totals.

D. NAME AND ADDRESS OF BORROWER: DAVID M. MORREAU, MARTHA MOREAU  
5 WESTSIDE DRIVE, ACTON MASSACHUSETTS 01720

E. NAME, ADDRESS AND TIN OF SELLER: WESTSIDE REALTY, LLP  
109 PAGE ROAD, LINCOLN MASSACHUSETTS 01773

F. NAME AND ADDRESS OF LENDER: MIDDLESEX SAVINGS BANK  
6 MAIN STREET  
NATICK, MASSACHUSETTS 01760

G. PROPERTY LOCATION: 5 WESTSIDE DRIVE ACTON MASSACHUSETTS 01720

☐ Property or Services Received

1099S Contact # : (508) 369-8333

H. SETTLEMENT AGENT: Dane Brady & Haydon, LLP TIN #042655968  
PLACE OF SETTLEMENT: 37 MAIN STREET  
CONCORD, MASSACHUSETTS

I. SETTLEMENT DATE: 06-28-00

SUMMARY OF BORROWER'S TRANSACTION		SUMMARY OF SELLER'S TRANSACTION	
100. GROSS AMOUNT DUE FROM BORROWER:		400. GROSS AMOUNT DUE TO SELLER:	
101. Contract sales price	336,200.00	401. Contract sales price	336,200.00
102. Personal Property		402. Personal property	
103. Settlement charges to borrower (line 1400)	3,474.19	403.	
104.		404.	
105.		405.	
Adjustments for items paid by seller in advance		Adjustments for items paid by seller in advance	
106. City/town taxes	to	406. City/town taxes	to
107. County taxes	to	407. County taxes	to
108. Assessments	to	408. Assessments	to
109.		409.	
110.		410.	
111.		411.	
112.		412.	
113.		413.	
114.		414.	
115.		415.	
116.		416.	
120. GROSS AMOUNT DUE FROM BORROWER	339,674.19	420. GROSS AMOUNT DUE TO SELLER	336,200.00
200. AMOUNTS PAID BY OR IN BEHALF OF BORROWER:		500. REDUCTIONS IN AMOUNT DUE TO SELLER:	
201. Deposit or earnest money	33,620.00	501. Excess deposit (see instructions)	33,620.00
202. Principal amount of new loan(s)	300,000.00	502. Settlement charges to seller (line 1400)	15,125.44
203. Existing loan(s) taken subject to		503. Existing loan(s) taken subject to	
204.		504. Payoff of first mortgage loan	40,000.00
205.		505. Payoff of second mortgage loan	100,000.00
206.		506.	
207.		507.	
208.		508.	
209.		509.	
Adjustments for items unpaid by seller		Adjustments for items unpaid by seller	
210. City/town taxes	to	510. City/town taxes	to
211. County taxes	to	511. County taxes	to
212. Assessments	to	512. Assessments	to
213.		513.	
214.		514.	
215.		515.	
216.		516.	
217.		517.	
218.		518.	
219.		519.	
220. TOTAL PAID BY/FOR BORROWER	333,620.00	520. TOTAL REDUCTION AMOUNT DUE SELLER	188,745.44
300. CASH AT SETTLEMENT FROM BORROWER:		600. CASH AT SETTLEMENT FROM SELLER:	
301. Gross amount due from borrower (line 120)	339,674.19	601. Gross amount due to seller (line 420)	336,200.00
302. Less amounts paid by/for borrower (line 220)	333,620.00	602. Less reductions in amount due seller (line 520)	188,745.44
303. CASH ( X FROM ) ( TO ) BORROWER	6,054.19	603. CASH ( X TO ) ( FROM ) SELLER	147,454.56

TAXPAYER IDENTIFICATION NUMBER SOLICITATION: SELLER

You are required by law to provide DANE BRADY & HAYDON, LLP with your correct taxpayer identification number. If you do not provide DANE BRADY & HAYDON, LLP with your correct taxpayer identification number, you may be subject to civil or criminal penalties imposed by law. (Seller's name(s), address and tax identification number(s) is shown in item B above and should be checked for accuracy.)

(Under penalties of perjury, I certify that the number shown on this statement is my correct taxpayer identification number.)

The information reported on this Form 708, (U.S. 401) is important and information and is being furnished to the Internal Revenue Service. If you are required to file a return, a negligence penalty or other sanction will be imposed on you if the return is required to be reported and the IRS determines that it has not been reported.

MM DM  
7/1/01

**A Settlement Statement****U.S. Department of Housing  
And Urban Development**

OMB Approval No. 2502-0265

**I. Type of Loan**

Conv. Units	6. File Number: 86/00	7. Loan Number:	8. Mortgage Ins. Case No.:
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**C. Note:** This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "(p.o.c.)" were paid outside the closing; they are shown here for informational purposes and are not included in the totals.

<b>D. Name and Address of Borrower:</b> Sudhir Krishnan & Anu Krishnan, 3409 Stearns Hill, Waltham, MA 02451	<b>F. Name and Address of Lender:</b> Middlesex Savings Bank 6 Main Street Natick, MA, 01760
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**E. Name and Address of Seller:** Westside Realty, LLP  
Westside Realty, LLP, 109 Page Road, Lincoln, MA 01775

**Seller's TIN:**

<b>G. Property Location:</b> 3 Westside Drive Acton, MA 01720	<b>H. Settlement Agent:</b> A. Justin McCarthy, P.C.  Place of Settlement: 285 Littleton Road, Westford, MA 01888  City/Cnty of Settlement: Westford/Middlesex	<b>I. Settlement Date:</b> June 29, 2000  Tin #: 04-2889201
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<b>DEBIT TO BORROWER (Settlement Charges to Borrower)</b>				<b>CREDIT TO BORROWER (Settlement Charges to Borrower)</b>			
<b>100. Gross Amount Due From Borrower</b>				<b>400. Gross Amount Due to Seller</b>			
101. Contract Sales Price		\$324,500.00		401. Contract Sales Price		\$324,500.00	
102. Personal Property				402. Personal Property			
103. Settlement Charges to borrower (line 1400)		\$2,821.93		403.			
104. Payoff 1.				404.			
105. Payoff 2.				405.			
<b>106. City/Town taxes 6/29/00 to 6/30/00</b>				<b>406. City/Town taxes 6/29/00 to 6/30/00</b>			
107. County Taxes to				407. County Taxes to			
108. Assessments to				408. Assessments to			
109.				409.			
110.				410.			
111.				411.			
112.				412.			
<b>120. Gross Amount Due From Borrower</b>				<b>420. Gross Amount Due to Seller</b>			
200. Amounts Paid By Or In Behalf Of Borrower:				500. Reductions in Amount Due to Seller			
201. Deposit or earnest money		\$32,450.00		501. Excess deposit (see instructions)		\$32,450.00	
202. Principal amount of new loan(s)		\$268,000.00		502. Settlement Charges to seller (line 1400)		\$14,699.72	
203. Existing loan(s) taken subject to				503. Existing loan(s) taken subject to			
204. RateLock Fee credit		\$1,000.00		504. Payoff 1. Middlesex Savings Bank		\$40,000.00	
205.				505. Payoff 2. Middlesex Savings Bank		\$100,000.00	
206.				506. Middlesex Savings Bank to release fee		\$35.00	
207.				507. to			
208.				508. to			
209.				509. to			
<b>210. City/Town taxes to</b>				<b>510. City/Town taxes to</b>			
211. County Taxes to				511. County Taxes to			
212. Assessments to				512. Assessments to			
213.				513. Final water/POC			
214.				514.			
215.				515.			
216.				516.			
217.				517.			
218.				518.			
219.				519.			
<b>220. Total Paid By/For Borrower</b>				<b>520. Total Reduction Amount Due Seller</b>			
300. Cash At Settlement From/To Borrower				600. Cash At Settlement To/From Seller			
301. Gross amount due from borrower (line 120)		\$327,332.91		601. Gross amount due to seller (line 420)		\$324,510.88	
302. Less Amounts paid by/for borrower (line 220)		(\$301,450.00)		602. Less amount paid by/for seller (line 520)		(\$187,084.72)	
<b>303. CASH FROM BORROWER:</b>		<b>\$25,882.91</b>		<b>603. CASH TO SELLER:</b>		<b>\$137,426.26</b>	

**SUBSTITUTE FORM 1089 SELLER STATEMENT:** The information contained in Boxes E, G, H and I and on line 401 (or if line 401 is asterisked, lines 403 and 404) is important tax information and is being furnished to the Internal Revenue Service.

If you are required to file a return, a negligence penalty or other sanction will be imposed on you, if this item is required to be reported and the IRS determines that it has not been reported.

**SELLER INSTRUCTIONS:** If this real estate was your principal residence, file Form 2110, Sale or Exchange of Principal Residence, for any gain, with your income tax return; for other transactions, complete the applicable parts of Form 4787, Form 8252 And/or Schedule D (Form 1040). You are required by law to provide (see Box H) with your correct taxpayer identification number. If you do not provide (see box H) with your correct taxpayer identification number, you may be subject to civil or criminal penalties imposed by law, and under penalties of perjury, I certify that the number shown on this statement is my correct taxpayer identification number.

*[Signature]*  
Seller's Signature

## A. Settlement Statement

U.S. Department of Housing  
And Urban Development

OMB Approval No. 2502-0285

B. Type of Loan  
Conv. Unins.6. File Number:  
125/00

7. Loan Number:

8. Mortgage Ins. Case No.:

C. Note: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "(p.o.c.)" were paid outside the closing; they are shown here for informational purposes and are not included in the totals.

## D. Name and Address of Borrower:

Sunk Kamath &amp; Seema P. Shenoy, 801 Coventry Lane, Apt. 108, Norwood, MA 02062

## F. Name and Address of Lender:

Middlesex Savings Bank  
6 Main Street  
Natick, MA, 01780

## E. Name and Address of Seller: Westside Realty, LLP

Frank J. Panetta, Managing Partner &amp; Douglas Maccone, Managing Partner, 109 Page Road, Lincoln, MA 01773

## Seller's TIN:

G. Property Location:  
1 Westside Drive  
Acton, MA 01720

## H. Settlement Agent:

A. Justin McCarthy, P.C.

## Place of Settlement:

285 Littleton Road, Westford, MA 01886

City/City of Settlement: Westford/Middlesex

Tin #: 04-2889201

1. Settlement Date:  
July 14, 2000

## J. Summary of Borrower's Transaction

## 100. Gross Amount Due From Borrower

101. Contract Sales Price \$340,115.00

102. Personal Property

103. Settlement Charges to borrower (line 1400) \$2,207.26

104. Payoff 1. Town of Acton \$1,033.09

105. Payoff 2.

## Adjustments for items paid by seller in advance

106. City/Town taxes to \$0.00

107. County Taxes to

108. Assessments to

109.

110.

111.

112.

## 120. Gross Amount Due From Borrower

200. Amounts Paid By Or In Behalf Of Borrower \$343,355.35

201. Deposit or earnest money \$33,440.00

202. Principal amount of new loan(s) \$272,000.00

203. Existing loan(s) taken subject to

204.

205.

206.

207.

208.

209.

## Adjustments for items unpaid by seller

210. City/Town taxes 7/1/00 to 7/14/00 \$147.18

211. County Taxes to

212. Assessments to

213.

214.

215.

216.

217.

218.

219.

## 220. Total Paid By/For Borrower

300. Cash At Settlement From/To Borrower \$305,587.18

301. Gross amount due from borrower (line 120) \$343,355.35

302. Less Amount paid by/for borrower (line 220) (\$305,587.18)

## 303. CASH FROM BORROWER:

\$37,768.17

## K. Summary of Seller's Transaction

## 400. Gross Amount Due to Seller

401. Contract Sales Price \$340,115.00

402. Personal Property

403.

404.

405.

## Adjustments for items paid by seller in advance

406. City/Town taxes to \$0.00

407. County Taxes to

408. Assessments to

409.

410.

411.

412.

## 420. Gross Amount Due to Seller

500. Reductions in Amount Due to Seller \$340,115.00

501. Excess deposit (see instructions) \$33,440.00

502. Settlement Charges to seller (line 1400) \$14,885.78

503. Existing loan(s) taken subject to

504. Payoff 1. Middlesex Savings Bank \$100,000.00

505. Payoff 2. Middlesex Savings Bank \$40,000.00

506. MSB to partial release \$35.00

507. to

508. to

509. to

## Adjustments for items unpaid by seller

510. City/Town taxes 7/1/00 to 7/14/00 \$147.18

511. County Taxes to

512. Assessments to

513. Final Water/Water Installation/POC

514.

515.

516.

517.

518.

519.

## 520. Total Reduction Amount Due Seller

600. Cash At Settlement To/From Seller \$188,607.98

601. Gross amount due to seller (line 420) \$340,115.00

602. Less amount paid by/for seller (line 520) (\$188,607.98)

## 603. CASH TO SELLER:

\$151,507.04

SUBSTITUTE FORM 1099 SELLER STATEMENT: The information contained in Blocks E, G, H and I and on line 401 (or if line 401 is asterisked, lines 403 and 404) is important tax information and is being furnished to the Internal Revenue Service.

If you are required to file a return, a negligence penalty or other sanction will be imposed on you, if this item is required to be reported and the IRS determines that it has not been reported.

SELLER INSTRUCTIONS: If this real estate was your principal residence, file Form 2110. Sale or Exchange of Principal Residence, for any gain, with your income tax return; for other transactions, complete the applicable parts of Form 4797, Form 8252 And/or Schedule D (Form 1040). You are required by law to provide (see Box H) with your correct taxpayer identification number. If you do not provide (see box H) with your correct taxpayer identification number, you may be subject to civil or criminal penalties imposed by law, and under penalties of perjury, I certify that the number shown on this statement is my correct taxpayer identification number.

*Paul J. Panetta*  
Seller's Signature

## A. Settlement Statement

U.S. Department of Housing  
And Urban Development

OMB Approval No. 2502-0295

## B. Type of Loan

Conv. Unins.

6. File Number:  
224/00

7. Loan Number:

8. Mortgage Ins. Case No.:

C. Note: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "(p.o.c.)" were paid outside the closing; they are shown here for informational purposes and are not included in the totals.

## D. Name and Address of Borrower:

Pamela S. Hall, 32 Adams Street, Littleton, MA 01460

## F. Name and Address of Lender:

Middlesex Savings Bank  
6 Main Street  
Natick, MA, 01760

## E. Name and Address of Seller: Westside Realty, LLP

Frank J. Panetta, Managing Partner &amp; Douglas Maccone, Managing Partner, 109 Page Road, Lincoln, MA 01773

## Seller's TIN#:

G. Property Location:  
2 Westside Drive  
Acton, MA 01720H. Settlement Agent:  
A. Justin McCarthy, P.C.Place of Settlement:  
285 Littleton Road, Westford, MA 01886

City/City of Settlement: Westford/Middlesex

Tin #: 04-2889201  
I. Settlement Date:  
August 4, 2000

100. Gross Amount Due From Borrower		400. Gross Amount Due to Seller	
101. Contract Sales Price	\$94,500.00	401. Contract Sales Price	\$94,500.00
102. Personal Property		402. Personal Property	
103. Settlement Charges to borrower (line 1400)	\$1,456.10	403.	
104. Payoff 1.		404.	
105. Payoff 2.		405.	
106. City/Town taxes 8/4/00 to 9/30/00	\$199.21	406. City/Town taxes 8/4/00 to 9/30/00	\$199.21
107. County Taxes to		407. County Taxes to	
108. Assessments to		408. Assessments to	
109.		409.	
110.		410.	
111.		411.	
112.		412.	
120. Gross Amount Due From Borrower	\$90,155.31	420. Gross Amount Due to Seller	\$94,699.21
200. Amounts Paid By Or In Behalf Of Borrower		600. Reductions in Amount Due to Seller	
201. Deposit or earnest money	\$4,725.00	601. Excess deposit (see instructions)	\$4,725.00
202. Principal amount of new loan(s)	\$85,050.00	602. Settlement Charges to seller (line 1400)	\$560.92
203. Existing loan(s) taken subject to		603. Existing loan(s) taken subject to	
204. /Re-Lock fee	\$200.00	604. Payoff 1. Middlesex Savings Bank	\$0.00
205.		605. Payoff 2. Middlesex Savings Bank	\$20,035.00
206.		606. to	
207.		607. to	
208.		608. to	
209.		609. to	
210. City/Town taxes to		510. City/Town taxes to	
211. County Taxes to		511. County Taxes to	
212. Assessments to		512. Assessments to	
213.		513. Final Water Reading/POC by Builder	
214.		514.	
215.		515.	
216.		516.	
217.		517.	
218.		518.	
219.		519.	
220. Total Paid By/For Borrower	\$89,975.00	620. Total Reduction Amount Due Seller	\$25,320.92
300. Cash At Settlement From/To Borrower		800. Cash At Settlement To/From Seller	
301. Gross amount due from borrower (line 120)	\$96,155.31	601. Gross amount due to seller (line 420)	\$94,699.21
302. Less Amount paid by/for borrower (line 220)	(\$89,975.00)	602. Less amount paid by/for seller (line 520)	(\$25,320.92)
303. CASH FROM BORROWER:	\$6,180.31	603. CASH TO SELLER:	\$69,378.29

SUBSTITUTE FORM 1099 SELLER STATEMENT: The information contained in Blocks E, G, H and I and on line 401 (or if line 401 is asterisked, lines 403 and 404) is important tax information and is being furnished to the Internal Revenue Service. If you are required to file a return, a negligence penalty or other sanction will be imposed on you, if this item is required to be reported and the IRS determines that it has not been reported.

SELLER INSTRUCTIONS: If this real estate was your principal residence, file Form 2110, Sale or Exchange of Principal Residence, for any gain, with your income tax return; for other transactions, complete the applicable parts of Form 4797, Form 8262 And/or Schedule D (Form 1040). You are required by law to provide (see Box H) with your correct taxpayer identification number. If you do not provide (see box H) with your correct taxpayer identification number, you may be subject to civil or criminal penalties imposed by law, and under penalties of perjury, I certify that the number shown on this statement is my correct taxpayer identification number.

*Pamela Hall*  
Seller's Signature

*Justin McCarthy*  
Settlement Agent's Signature

## Settlement Statement

U.S. Department of Housing  
and Urban DevelopmentLoan # 110388041  
OMB No. 2502-0265

## I. Type of Loan

1. FHA 2. [X] FmHA 3. [X] Conv. Units  
4. [X] VA 5. [X] Conv. Ins6. File Number  
99-10287. Loan Number  
110388041

8. Mortgage Insurance Case Number

2. Note: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked (P.O.C.) were paid outside the closing; they are shown here for informational purposes and are not included in the totals.

1. Name/Address of Borrower: Mark Sears and Lucinda A. Sears  
13 Brooks Park, Medford, Massachusetts 021552. Name and Address of Seller: Westside Realty, LLP  
P.O. Box 1196, Concord, Massachusetts 017423. Name and Address of Lender: Cambridge Savings Bank  
626 Massachusetts Avenue, Arlington, Massachusetts 02474

4. Property Location: 13 Westside Drive, Acton, Massachusetts 01720

1. Settlement Agent: Law Offices of Roy J. Watson  
Agent's Address: 36 Bay State Road, Cambridge, Massachusetts 02138  
Place of Settlement: 36 Bay State Road, Cambridge, Massachusetts 02138

1. Settlement Date 08/16/2000

## J. Summary of Borrower's Transaction

100. Gross Amount Due from Borrower	
101. Contract sales price	\$356,200.00
102. Personal property	
103. Settlement charges to Borrower (line 1400)	\$4,629.55
104.	
105.	
Adjustments for items paid by seller in advance	
106. City/town taxes	528.96
107. County Tax	
108. Assessments	
109.	
110.	
111.	
112.	361,358.51
120. Gross Amount Due From Borrower	\$361,358.51

## 200. Amounts Paid By Or In Behalf of Borrower

201. Deposit or Earnest Money	\$35,620.00
202. Principal Amount of New Loan	\$284,950.00
203. Existing Loan(s) taken subject to	
204. Rate Lock Credit	\$500.00
205.	
206.	
207.	
208.	
209.	

## Adjustments for items unpaid by seller

210. City/town taxes	07/01/00 to 08/15/00	\$789.50
211. County Tax		
212. Assessments		
213.		
214.		
215.		
216.		
217.		
218.		
219.		321,070.00
220. Total Paid By/For Borrower		\$321,070.00

## K. Summary of Seller's Transaction

400. Gross Amount Due To Seller	
401. Contract sales price	\$356,200.00
402. Personal property	
403.	
404.	
405.	
Adjustments for items paid by seller in advance	
406. City/town taxes	528.96
407. County Tax	
408. Assessments	
409.	
410.	
411.	
412.	356,728.96
420. Gross Amount Due To Seller	\$356,728.96

## 500. Reductions in Amount Due to Seller

501. Excess Deposit (see instructions)	\$21,372.00
502. Settlement charges to seller (line 1400)	\$4,629.55
503. Existing Loan(s) taken subject to	1,720.00
504. <del>Minecroft Savings Bank</del>	141,035.00
505.	
506. Deposit Retained by R.E. Broker	\$14,248.00
507.	
508.	
509.	

## Adjustments for items unpaid by seller

510. City/town taxes	07/01/00 to 08/15/00	\$789.50
511. County Tax		
512. Assessments		
513.		
514.		
515.		
516.		
517.		
518.		178,925.64
519.		178,925.64
520. Total Reduction Amount Due Seller		\$321,070.00

## 300. Cash At Settlement From/To Borrower

301. Gross Amount due from Borrower (line 120)	\$361,358.51
302. Less amounts paid by/for Borrower (line 220)	\$321,070.00
303. Cash from Borrower	\$40,288.51

We, the undersigned, identified in section I of this form and Seller in section E hereof, hereby acknowledge receipt of this completed Settlement Statement on August 16, 2000.

177,004.86  
178,303.32Borrower:  
Mark SearsSeller:  
Westside Realty, LLP

Settlement:

Lucinda A. Sears

Ch # W330 8/17/00  
To Be Lix Widen-

## A. Settlement Statement

U.S. Department of Housing  
and Urban DevelopmentLoan # 6265190683  
OMB No. 2502-0265

## B. Type of Loan

1. [ ] FHA 2. [ ] FmHA 3. [X] Conv. Units	6. File Number Sridharan	7. Loan Number 6265190683	8. Mortgage Insurance Case Number
4. [ ] VA 5. [ ] Conv. Ins			

C. Note: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "P.O.C." were paid outside the closing; they are shown here for informational purposes and are not included in the totals.

D. Name/Address of Borrower: Ramamurthi Sridharan and Kala Sridharan  
2388 Nixon Road, Ann Arbor, Michigan 48105

E. Name and Address of Seller: Westside Realty, LLP  
109 Page Road, Lincoln, Massachusetts 01773

F. Name and Address of Lender: Bank of America, FSB  
P.O. Box 85108, Richmond, Virginia 23285-2108

G. Property Location: 11 Westside Village Drive, Acton, Massachusetts 01720

H. Settlement Agent: Graham & Harsip, P.C., Steven R. Graham  
Agent's Address: 289 Great Road, Suite 101, Acton, Massachusetts 01720  
Place of Settlement: Strawberry Hill Building, 289 Great Road, Acton, Massachusetts 01720

I. Settlement Date 08/28/2000

## J. Summary of Borrower's Transaction

100. Gross Amount Due from Borrower		400. Gross Amount Due To Seller	
101. Contract sales price	\$363,440.00	401. Contract sales price	\$363,440.00
102. Personal property		402. Personal property	
103. Settlement charges to Borrower (line 1400)	\$8,169.02	403.	
104.		404.	
105.		405.	
Adjustments for items paid by seller in advance		Adjustments for items paid by seller in advance	
106. City/town taxes 08/28/00 to 09/30/00	\$382.77	406. City/town taxes 08/28/00 to 09/30/00	\$382.77
107. County Tax		407. County Tax	
108. Assessments		408. Assessments	
109.		409.	
110.		410.	
111.		411.	
112.		412.	
120. Gross Amount Due From Borrower	\$371,991.79	420. Gross Amount Due To Seller	\$363,822.77
200. Amounts Paid By Or In Behalf Of Borrower		500. Reductions In Amount Due to Seller	
201. Deposit or Earnest Money	\$36,344.00	501. Excess Deposit (see instructions)	\$36,344.00
202. Principal Amount of New Loan	\$290,752.00	502. Settlement charges to seller (line 1400)	\$16,409.56
203. Existing Loan(s) taken subject to		503. Existing Loan(s) taken subject to	
204. Prepaid Credit	\$3,202.52	504. Middlesex Savings Bank Payoff	\$141,035.00
205.		505.	
206.		506. Deposit Retained by R.E. Broker	
207.		507.	
208.		508.	
209.		509.	
Adjustments for items unpaid by seller		Adjustments for items unpaid by seller	
210. City/town taxes		510. City/town taxes	
211. County Tax		511. County Tax	
212. Assessments		512. Assessments	
213.		513.	
214.		514.	
215.		515.	
216.		516.	
217.		517.	
218.		518.	
219.		519.	
220. Total Paid By/For Borrower	\$330,298.52	520. Total Reduction Amount Due Seller	\$193,788.56
300. Cash At Settlement From/To Borrower		600. Cash At Settlement To/From Seller	
301. Gross Amount due from Borrower (line 120)	\$371,991.79	601. Gross Amount due to seller (line 420)	\$363,822.77
302. Less amounts paid by/for Borrower (line 220)	\$330,298.52	602. Less reductions in amt due seller (line 520)	\$193,788.56
303. Cash from Borrower	\$41,693.27	603. Cash to Seller	\$170,034.21

We, the undersigned, identified in section D hereof and Seller in section E hereof, hereby acknowledge receipt of this completed Settlement Statement on August 28, 2000.

Borrowers:

Ramamurthi Sridharan

Kala Sridharan

Sellers:

Westside Realty, LLP  
Douglas Maccone, Partner of  
Westside Realty, LLP

HUD-1 (3-80) RESPA, 1184300.2

Page 1

Form Approved OMB No. 1500-0045

A. U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

**DANE BRADY & HAYDON, LLP**  
**37 MAIN ST. CONCORD MA**

## SETTLEMENT STATEMENT

B. TYPE OF LOAN		
1. <input type="checkbox"/> FHA	2. <input type="checkbox"/> FMTA	3. <input checked="" type="checkbox"/> CONV. INS.
4. <input type="checkbox"/> VA	5. <input type="checkbox"/> CONV. INS.	
6. File Number 5596		7. Loan Number
8. Mortgage Ins. Case No.		

C. NOTE: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "(P.O.C.)" were paid outside the closing; they are shown here for informational purposes and are not included in the totals.

D. NAME AND ADDRESS OF BORROWER: SCOTT S. DOUGLAS, CAROLYN J. DOUGLAS, JOHN D. LAKE  
7 WESTSIDE DRIVE, ACTON MASSACHUSETTS 01720

E. NAME, ADDRESS AND TIN OF SELLER: WESTSIDE REALTY, LLP  
109 PAGE ROAD, LINCOLN MASSACHUSETTS 01773

F. NAME AND ADDRESS OF LENDER: MIDDLESEX SAVINGS BANK  
6 MAIN STREET  
WATYCK, MASSACHUSETTS 01760

G. PROPERTY LOCATION: LOT 4, #7 WESTSIDE DRIVE ACTON MASSACHUSETTS 01720

☐ Property or Services Received  
H. SETTLEMENT AGENT: 1099S Contact # : (508) 369-8333  
DANE BRADY & HAYDON, LLP TIN #042655968  
PLACE OF SETTLEMENT: 37 MAIN STREET  
CONCORD, MASSACHUSETTS 01742

I. SETTLEMENT DATE: 10-30-00

## J. SUMMARY OF BORROWER'S TRANSACTION

100. GROSS AMOUNT DUE FROM BORROWER	
101. Contract sales price	94,500.00
102. Personal Property	
103. Settlement charges to borrower (line 1-100)	1,302.22
104.	
105.	
Adjustments for items paid by seller in advance	
106. City/town taxes 10-30-00 to 12-31-00	146.48
107. County taxes to	
108. Assessments to	
109.	
110.	
111.	
112.	
113.	
114.	
115.	
116.	
120. GROSS AMOUNT DUE FROM BORROWER	95,948.70
200. AMOUNTS PAID BY/IN BEHALF OF BORROWER	
201. Deposit or earnest money	4,725.00
202. Principal amount of new loan(s)	85,050.00
203. Existing loan(s) taken subject to	
204.	
205.	
206.	
207.	
208.	
209.	
Adjustments for items unpaid by seller	
210. City/town taxes to	
211. County taxes to	
212. Assessments to	
213.	
214.	
215.	
216.	
217.	
218.	
219.	
220. TOTAL PAID BY/IN BEHALF OF BORROWER	89,775.00
300. CASH AT SETTLEMENT FROM/TO BORROWER	
301. Gross amount due from borrower (line 120)	95,948.70
302. Less amounts paid by/for borrower (line 220)	89,775.00
303. CASH (X FROM) ( TO) BORROWER	6,173.70

K. SUMMARY OF SELLER'S TRANSACTION	
400. GROSS AMOUNT DUE TO SELLER	
401. Contract sales price	94,500.00
402. Personal property	
403.	
404.	
405.	
Adjustments for items paid by seller in advance	
406. City/town taxes 10-30-00 to 12-31-00	146.48
407. County taxes to	
408. Assessments to	
409.	
410.	
411.	
412.	
413.	
414.	
415.	
416.	
420. GROSS AMOUNT DUE TO SELLER	94,646.48
500. REDUCTIONS IN AMOUNT DUE TO SELLER	
501. Backed deposits (per instructions)	4,725.00
502. Settlement charges to seller (line 1-100)	474.92
503. Existing loan(s) taken subject to	
504. Payoff of first mortgage loan	20,000.00
505. Payoff of second mortgage loan	
506.	
507.	
508.	
509.	
Adjustments for items unpaid by seller	
510. City/town taxes to	
511. County taxes to	
512. Assessments to	
513.	
514.	
515.	
516.	
517.	
518.	
519.	
520. TOTAL REDUCTION AMOUNT DUE SELLER	25,199.92
600. CASH AT SETTLEMENT TO/FROM SELLER	
601. Gross amount due to seller (line 420)	94,646.48
602. Less reductions in amount due seller (line 520)	25,199.92
603. CASH (X TO) ( FROM) SELLER	69,446.56

## TAXPAYER IDENTIFICATION NUMBER SOLICITATION: SELLER

You are required by law to provide DANE BRADY & HAYDON, LLP with your correct taxpayer identification number. If you do not provide DANE BRADY & HAYDON, LLP with your correct taxpayer identification number, you may be subject to civil or criminal penalties imposed by law. (Seller's name, address and tax identification number(s) is shown in Item E above and should be checked for accuracy.)

(Under penalties of perjury, I certify that the number shown on this statement is my correct taxpayer identification number.)

The information contained on Blocks E, F, J, K, and line 403 is important tax information and is being furnished to the Internal Revenue Service. If you are required to file a return, it requires filing or other action with the response on your part if this form is required to be reported and the IRS determines that it has not been reported.

*Carly L. Brady*  
for Dane Brady & Haydon, LLP



## A. Settlement Statement

U.S. Department of Housing  
And Urban Development

OMB Approval No. 2502-0265

## B. Type of Loan

Conv. Unins.

6. File Number:  
374/00

7. Loan Number:

8. Mortgage Ins. Case No.:

C. Note: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "(p.o.c.)" were paid outside the closing; they are shown here for informational purposes and are not included in the totals.

## D. Name and Address of Borrower:

Jingping Wang &amp; Jungling Xu, 108 Page Road, Lincoln, MA 01773

## F. Name and Address of Lender:

Middlesex Savings Bank  
6 Main Street  
Needham, MA, 01760

## E. Name and Address of Seller: Westside Realty, LLP

Frank J. Panetta &amp; Douglas Macone Managing Partners,

## Seller's TIN:

## G. Property Location:

Lot 15, 4 Westside Drive  
Acton, MA 01720

## H. Settlement Agent:

A. Justin McCarthy, P.C.

## Place of Settlement:

285 Littleton Road, Westford, MA 01886

City/City of Settlement: Westford/Middlesex

Tin #: 04-2889201

## I. Settlement Date:

October 30, 2000

Summary of Settlement Costs				Summary of Settlement Costs			
100. Gross Amount Due From Borrower				400. Gross Amount Due to Seller			
101. Contract Sales Price		\$354,500.00		401. Contract Sales Price		\$354,500.00	
102. Personal Property				402. Personal Property			
103. Settlement Charges to borrower (line 1400)		\$2,527.08		403.			
104. Payoff 1.				404.			
105. Payoff 2.				405.			
106. City/Town taxes 10/30/00 to 12/31/00				406. City/Town taxes 10/30/00 to 12/31/00			
		\$678.26				\$678.26	
107. County Taxes to				407. County Taxes to			
108. Assessments to				408. Assessments to			
109.				409.			
110.				410.			
111.				411.			
112.				412.			
120. Gross Amount Due From Borrower				420. Gross Amount Due to Seller			
		\$357,705.34				\$355,178.26	
200. Amounts Paid By or in behalf of Borrower				500. Reductions in Amount Due to Seller			
201. Deposit or earnest money		\$35,450.00		501. Excess deposit (see instructions)		\$35,450.00	
202. Principal amount of new loan(s)		\$300,000.00		502. Settlement Charges to seller (line 1400)		\$15,932.02	
203. Existing loan(s) taken subject to				503. Existing loan(s) taken subject to			
204.				504. Payoff 1. Middlesex Savings Bank		\$160,000.00	
205.				505. Payoff 2.			
206.				506. to			
207.				507. to			
208.				508. to			
209.				509. to			
210. City/Town taxes to				510. City/Town taxes to			
211. County Taxes to				511. County Taxes to			
212. Assessments to				512. Assessments to			
213.				513. 2nd quarter 2001 taxes Acton		\$998.26	
214.				514. water - Acton - pcc			
215.				515.			
216.				516.			
217.				517.			
218.				518.			
219.				519.			
220. Total Paid By/For Borrower				520. Total Reduction Amount Due Seller			
		\$335,450.00				\$212,380.27	
300. Cash At Settlement From/To Borrower				600. Cash At Settlement To/From Seller			
301. Gross amount due from borrower (line 120)		\$357,705.34		601. Gross amount due to seller (line 420)		\$355,178.26	
302. Less Amount paid by/for borrower (line 220)		(\$22,255.34)		602. Less amount paid by/for seller (line 520)		(\$212,380.27)	
303. CASH FROM BORROWER:				603. CASH TO SELLER:			
		\$22,255.34				\$142,797.99	

SUBSTITUTE FORM 1099 SELLER STATEMENT: The information contained in Blocks E, G, H and I and on line 401 (or if line 401 is asterisked, lines 403 and 404) is important tax information and is being furnished to the Internal Revenue Service.

If you are required to file a return, a negligence penalty or other sanction will be imposed on you, if this item is required to be reported and the IRS determines that it has not been reported.

SELLER INSTRUCTIONS: If this real estate was your principal residence, file Form 2110, Sale or Exchange of Principal Residence, for any gain, with your income tax return; for other transactions, complete the applicable parts of Form 4797, Form 8262 And/or Schedule D (Form 1040). You are required by law to provide (see Box H) with your correct taxpayer identification number. If you do not provide (see box H) with your correct taxpayer identification number, you may be subject to civil or criminal penalties imposed by law, and under penalties of perjury. I certify that the number shown on this statement is my correct taxpayer identification number.

JW JX  
Previous editions are obsolete

Frank J. Panetta, Douglas Macone  
Seller's Signature  
form HUD-1 (3/98)  
Ref Handbook 4305.2

## Settlement Statement

U.S. Department of Housing  
And Urban Development

OMB Approval No. 2502-0285

## B. Type of Loan

Conv. Unins.

6. File Number:

418/00

7. Loan Number:

8. Mortgage Ins. Case No.:

C. Note: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "In n.e.t." were paid outside the closing; they are shown here for informational purposes and are not included in the totals.

## D. Name and Address of Borrower:

Kadagattur Srinidhi, PhD &amp; Saba Srinidhi, 111 Locust Street apt. 56, Woburn, MA 01801

## F. Name and Address of Lender:

Middlesex Savings Bank  
6 Main Street  
Natick, MA, 01780

## E. Name and Address of Seller: Westside Realty, LLP

by their attorney in fact, 109 Page Road, Lincoln, MA 01773

## Seller's TIN#:

G. Property Location:  
15 Westside Drive  
Acton, MA 01720

Lot # 8

## H. Settlement Agent:

A. Justin McCarthy, P.C.

Place of Settlement:

285 Littleton Road, Westford, MA 01886

City/Cnty of Settlement: Westford/Middlesex

Tin #: 04-2889201

I. Settlement Date:  
November 22, 2000

<b>100. Gross Amount Due From Borrower</b>		<b>400. Gross Amount Due to Seller</b>	
101. Contract Sales Price	\$359,700.00	401. Contract Sales Price	\$359,700.00
102. Personal Property		402. Personal Property	
103. Settlement Charges to borrower (line 1400)	\$9,580.48	403.	
104. Payoff 1.		404.	
105. Payoff 2.		405.	
<b>108. City/Town taxes 11/22/00 to 12/31/00</b>		<b>406. City/Town taxes 11/22/00 to 12/31/00</b>	
	\$280.42		\$280.42
107. County Taxes to		407. County Taxes to	
108. Assessments to		408. Assessments to	
109.		409.	
110.		410.	
111.		411.	
112.		412.	
<b>120. Gross Amount Due From Borrower</b>		<b>420. Gross Amount Due to Seller</b>	
	\$368,540.90		\$359,980.42
<b>200. Amounts Paid By Or In Behalf Of Borrower</b>		<b>500. Reductions In Amount Due to Seller</b>	
201. Deposit or earnest money	\$35,970.00	501. Excess deposit (see instructions)	\$35,970.00
202. Principal amount of new loan(s)	\$329,719.00	502. Settlement Charges to seller (line 1400)	\$18,077.80
203. Existing loan(s) taken subject to		503. Existing loan(s) taken subject to	
204.		504. Payoff 1. Middlesex Savings Bank	\$140,035.00
205.		505. Payoff 2.	
206.		506. to	
207.		507. to	
208.		508. to	
209.		509. to	
<b>210. City/Town taxes to</b>		<b>510. City/Town taxes to</b>	
211. County Taxes to		511. County Taxes to	
212. Assessments to		512. Assessments to	
213.		513. Final water/poc by Seller	
214.		514.	
215.		515.	
216.		516.	
217.		517.	
218.		518.	
219.		519.	
<b>220. Total Paid By/For Borrower</b>		<b>520. Total Reduction Amount Due Seller</b>	
	\$365,680.00		\$192,082.80
<b>300. Cash At Settlement From/To Borrower</b>		<b>600. Cash At Settlement To/From Seller</b>	
301. Gross amount due from borrower (line 120)	\$368,540.90	601. Gross amount due to seller (line 420)	\$359,980.42
302. Less Amount paid by/for borrower (line 220)	(\$365,680.00)	602. Less amount paid by/for seller (line 520)	(\$192,082.80)
<b>303. CASH FROM BORROWER:</b>	<b>\$2,851.80</b>	<b>603. CASH TO SELLER:</b>	<b>\$167,897.62</b>

**SUBSTITUTE FORM 1099 SELLER STATEMENT:** The information contained in Blocks E, G, H and I and on line 401 (or if line 401 is asterisked, lines 403 and 404) is important tax information and is being furnished to the Internal Revenue Service.

If you are required to file a return, a negligence penalty or other sanction will be imposed on you, if this item is required to be reported and the IRS determines that it has not been reported.

**SELLER INSTRUCTIONS:** If this real estate was your principal residence, file Form 2110, Sale or Exchange of Principal Residence, for any gain, with your income tax return. For other transactions, complete the applicable parts of Form 4797, Form 8252 And/or Schedule D (Form 1040). You are required by law to provide (see Box H) with your correct taxpayer identification number. If you do not provide (see box H) with your correct taxpayer identification number, you may be subject to civil or criminal penalties imposed by law, and under penalties of perjury, I certify that the number shown on this statement is my correct taxpayer identification number.

*Justin McCarthy*  
Settlement Agent Signature

## Settlement Statement

U.S. Department of Housing  
And Urban Development

OMB Approval No. 2502-0265

## B. Type of Loan

Conv. Unins.

6. File Number:  
337/00

7. Loan Number:

8. Mortgage Ins. Case No.:

C. Note: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "(p.o.c.)" were paid outside the closing; they are shown here for informational purposes and are not included in the totals.

## D. Name and Address of Borrower:

HyeonJoon Moon &amp; Jyhyun Shin, 46 Kings Way Apt. 906B, Waltham, MA 02451

## F. Name and Address of Lender:

Middlesex Savings Bank  
6 Main Street  
Natick, MA, 01760

## E. Name and Address of Seller:

Westside Realty, LLP, 109 Page Road, Lincoln, MA 01773

Seller's TIN#: 04-3438516

## G. Property Location:

Lot 14, 6 Westside Drive  
Acton, MA 01720

Lot #14

## H. Settlement Agent:

A. Justin McCarthy, P.C.

## Place of Settlement:

285 Littleton Road, Westford, MA 01886

City/Cnty of Settlement: Westford/Middlesex

Tin #: 04-2889201

I. Settlement Date:  
January 26, 2001

## Summary of Borrower's Transaction

## 100. Gross Amount Due From Borrower

101. Contract Sales Price	\$363,440.00
102. Personal Property	
103. Settlement Charges to borrower (line 1400)	\$2,440.14
104. Payoff 1. Third Quarter Taxes 2001 - Acton	\$467.12
105. Payoff 2.	

## Adjustments for items paid by seller in advance

106. City/Town taxes to	
107. County Taxes to	
108. Assessments to	
109.	
110.	
111.	
112.	

120. Gross Amount Due From Borrower \$366,347.26

## 200. Amounts Paid By Or In Behalf Of Borrower

201. Deposit or earnest money	\$36,344.00
202. Principal amount of new loan(s)	\$327,000.00
203. Existing loan(s) taken subject to	
204.	
205.	
206.	
207.	
208. Credit for rate lock fee	\$341.25
209.	

## Adjustments for items unpaid by seller

210. City/town taxes 1/1/01 to 1/26/01	\$134.94
211. County Taxes to	
212. Assessments to	
213.	
214.	
215.	
216.	
217.	
218.	
219.	

220. Total Paid By/For Borrower \$363,820.19

## 300. Cash At Settlement From/To Borrower

301. Gross amount due from borrower (line 120)	\$366,347.26
302. Less Amount paid by/for borrower (line 220)	(\$363,820.19)

## Summary of Seller's Transaction

## 400. Gross Amount Due to Seller

401. Contract Sales Price	\$363,440.00
402. Personal Property	
403.	
404.	
405.	

## Adjustments for items paid by seller in advance

406. City/Town taxes to	
407. County Taxes to	
408. Assessments to	
409.	
410.	
411.	
412.	

420. Gross Amount Due to Seller \$363,440.00

## 500. Reductions In Amount Due to Seller

501. Excess deposit (see instructions)	\$36,344.00
502. Settlement Charges to seller (line 1400)	\$16,444.66
503. Existing loan(s) taken subject to	
504. Payoff 1. Middlesex Savings Bank	\$140,000.00
505. Payoff 2.	
506. to	
507. to	
508. to	
509. to	

## Adjustments for items unpaid by seller

510. City/town taxes 1/1/01 to 1/26/01	\$134.94
511. County Taxes to	
512. Assessments to	
513. water - poc	
514.	
515.	
516.	
517.	
518.	
519.	

520. Total Reduction Amount Due Seller \$192,923.60

## 600. Cash At Settlement To/From Seller

601. Gross amount due to seller (line 420)	\$363,440.00
602. Less amount paid by/for seller (line 520)	(\$192,923.60)

603. CASH TO SELLER: \$170,516.40

SUBSTITUTE FORM 1099 SELLER STATEMENT: The information contained in Blocks E, G, H and I and on line 401 (or if line 401 is asterisked, lines 403 and 404) is important tax information and is being furnished to the Internal Revenue Service.

If you are required to file a return, a negligence penalty or other sanction will be imposed on you, if this item is required to be reported and the IRS determines that it has not been reported.

SELLER INSTRUCTIONS: If this real estate was your principal residence, file Form 2110, Sale or Exchange of Principal Residence, for any gain, with your income tax return; for other transactions, complete the applicable parts of Form 4797, Form 8252 And/or Schedule D (Form 1040). You are required by law to provide (see Box H) with your correct taxpayer identification number. If you do not provide [see box H] with your correct taxpayer identification number, you may be subject to civil or criminal penalties imposed by law, and under penalties of perjury, I certify that the number shown on this statement is my correct taxpayer identification number.

Seller's Signature

# Settlement Statement

U.S. Department of Housing  
and Urban Development

Loan # 998240645  
Orig No. 2502-0265

## Type of Loan

[ ] FHA 2[ ] FmHA 3[X] Conv. Unins	6. File Number 5995-5093	7. Loan Number 998240645	8. Mortgage Insurance Case Number
[ ] VA 5[ ] Conv. Ins			

Note: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked P.O.C.)" were paid outside the closing; they are shown here for informational purposes and are not included in the totals.

Name/Address of Borrower: Harry H. Yao and Michelle X. Huang  
7 Elm Street, Apt. 6, Acton, Massachusetts 01720

Name and Address of Seller: Westside Realty, LLP  
109 Page Road, Lincoln, Massachusetts 01773

Lot 13

Name and Address of Lender: Flagstar Bank, FSB  
301 Edgewater Place #100, Wakefield, Massachusetts 01880

Property Location: 8 Westside Drive, Acton, Massachusetts 01720

Settlement Agent: Brown & Brown, P.C.  
Agent's Address: 110 Great Road, Bedford, Massachusetts 01730  
Place of Settlement: 110 Great Road, Bedford, Massachusetts 01730

I. Settlement Date 02/26/2001

Summary of Borrower's Transaction		K. Summary of Seller's Transaction	
10. Gross Amount Due from Borrower		400. Gross Amount Due To Seller	
11. Contract sales price	\$363,440.00	401. Contract sales price	\$363,440.00
12. Personal property		402. Personal property	
13. Settlement charges to Borrower (line 1400)	\$4,232.54	403.	
14.		404.	
15.		405.	
Adjustments for items paid by seller in advance		Adjustments for items paid by seller in advance	
16. City/town taxes 02/26/01 to 03/31/01	\$209.61	406. City/town taxes 02/26/01 to 03/31/01	\$209.61
17. County Tax		407. County Tax	
18. Assessments		408. Assessments	
19.		409.	
20.		410.	
21.		411.	
22.		412.	
20. Gross Amount Due From Borrower	\$367,882.15	420. Gross Amount Due To Seller	\$363,649.61
J. Amounts Paid By Or In Behalf of Borrower		500. Reductions In Amount Due to Seller	
21. Deposit or Earnest Money	\$36,344.00	501. Excess Deposit (see instructions)	\$36,344.00
22. Principal Amount of New Loan	\$275,000.00	502. Settlement charges to seller (line 1400)	\$16,453.16
23. Existing Loan(s) taken subject to		503. Existing Loan(s) taken subject to	
24.		504. Middlesex Savings Bank	\$100,000.00
25.		505. Middlesex Savings Bank	\$1,000.00
26.		506. Middlesex Savings Bank	\$60,000.00
27.		507. Town of Acton - Water POC	
28.		508.	
29.		509.	
Adjustments for items unpaid by seller		Adjustments for items unpaid by seller	
30. City/town taxes		510. City/town taxes	
31. County Tax		511. County Tax	
32. Assessments		512. Assessments	
33.		513.	
34.		514.	
35.		515.	
36.		516.	
37.		517.	
38.		518.	
39.		519.	
20. Total Paid By/For Borrower	\$311,344.00	520. Total Reduction Amount Due Seller	\$213,797.16
L. Cash At Settlement From/To Borrower		600. Cash At Settlement To/From Seller	
31. Gross Amount due from Borrower (line 120)	\$367,882.15	601. Gross Amount due to seller (line 420)	\$363,649.61
32. Less amounts paid by/for Borrower (line 220)	\$311,344.00	602. Less reductions in amt due seller (line 520)	\$213,797.16
33. Cash from Borrower	\$56,538.15	603. Cash to Seller	\$149,852.45

I, the undersigned, identified in section D hereof and Seller in section E hereof, hereby acknowledge receipt of this completed Settlement statement on February 26, 2001.

Borrowers: Harry H. Yao  
Sellers: Westside Realty, LLP  
Sellers: Michelle X. Huang

Michelle X. Huang  
Michelle X. Huang

A. U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT			SETTLEMENT STATEMENT	
B. TYPE OF LOAN <div style="display: flex; justify-content: space-between;"> <div>1. FHA 3. X CONV. UNINS.</div> <div>2. FmHA 4. VA</div> <div>5. CONV. INS.</div> </div>			6. File Number: 01-004 7. Loan Number:  8. Mortgage Insurance Case Number: 	
C. NOTE: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "(p.o.c.)" were paid outside the closing; they are shown here for informational purposes and are not included in the totals. NOTE: TIN = Taxpayer's Identification Number				
D. NAME AND ADDRESS OF BORROWER:  Shigang Shen Jianying Shi 10 Westside Drive Acton, MA		E. NAME, ADDRESS, AND TIN OF SELLER:  Westside Realty LLP 109 Page Road Lincoln, MA 04-		F. NAME AND ADDRESS OF LENDER:  Winchester Savings Bank 661 Main Street Winchester, MA 01890
G. PROPERTY LOCATION: 10 Westside Drive Acton, MA <b>Lot #12</b>		H. SETTLEMENT AGENT NAME, ADDRESS AND TIN Curtis Law Office 04-3216781		
<div style="border: 1px solid black; border-radius: 50%; padding: 2px; display: inline-block;">LOT 12</div> BLOCK		I. SETTLEMENT DATE 02/26/01		

J. SUMMARY OF BORROWER'S TRANSACTION				K. SUMMARY OF SELLER'S TRANSACTION			
100. GROSS AMOUNT DUE FROM BORROWER:				400. GROSS AMOUNT DUE TO SELLER:			
101. Contract sales price		366,200.00		401. Contract sales price		366,200.00	
102. Personal property				402. Personal property			
103. Settlement charges to borrower (Line 1400)		2,372.71		403.			
104.				404.			
105.				405.			
Adjustments for items paid by seller in advance				Adjustments for items paid by seller in advance			
106. City/town taxes	2/26 to 3/31	208.42		406. City/town taxes	2/26 to 3/31	208.42	
107. County taxes	to			407. County taxes	to		
108. Assessments	to			408. Assessments	to		
109. 2235.58/365=6.13/day				409. 2235.58/365=6.13/day			
110. x 34 days				410. x 34 days			
111.				411.			
112.				412.			
120. GROSS AMOUNT DUE FROM BORROWER		368,781.13		420. GROSS AMOUNT DUE TO SELLER		366,408.42	

200. AMOUNTS PAID BY OR IN BEHALF OF BORROWER:				500. REDUCTIONS IN AMOUNT DUE TO SELLER:			
201. Deposit or earnest money		36,620.00		501. Excess deposit			
202. Principal amount of new loan(s)		329,580.00		502. Settlement charges to seller (Line 1400)		16,596.88	
203. Existing loan(s) taken subject to				503. Existing loan(s) taken subject to			
204.				504. Payoff of first mortgage loan	Middlesex	71,661.46	
205.				505. Payoff of second mortgage loan			
206.				506. Deposit		36,620.00	
207. WSB Refund #8965		298.00		507.			
208.				508.			
209.				509.			
Adjustments for items unpaid by seller				Adjustments for items unpaid by seller			
210. City/town taxes	to			510. City/town taxes	to		
211. County taxes	to			511. County taxes	to		
212. Assessments	to			512. Assessments	to		
213.				513.			
214.				514.			
215.				515.			
216.				516.			
217.				517.			
218.				518.			
219.				519.			
220. TOTAL PAID BY/FOR BORROWER		366,498.00		520. TOTAL REDUCTION AMOUNT DUE SELLER		124,878.34	

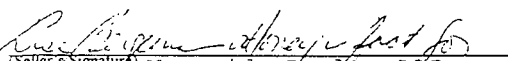
300. CASH SETTLEMENT FROM/TO BORROWER				600. CASH AT SETTLEMENT FROM/TO SELLER			
301. Gross amount due from borrower (Line 120)		368,781.13		601. Gross amount due to seller (Line 420)		366,408.42	
302. Less amount paid by/for borrower (Line 220)		366,498.00		602. Less reduction in amount due seller (Line 520)		124,878.34	
303. CASH [X] FROM/ [ ] TO BORROWER		2,283.13		603. CASH [X] TO/ [ ] FROM SELLER		241,530.08	

## SUBSTITUTE FORM 1099 SELLER STATEMENT

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S.S

T.S.

  
 (Seller's Signature) Westside Realty LLP  
 Fran. L. J. Smith and Greg. J. Macrone,

## Settlement Statement

U.S. Department of Housing  
And Urban Development

OMB Approval No. 2502-0265

1. Name of Loan		6. File Number: 346/00		7. Loan Number:		8. Mortgage Ins. Case No.:	
Note: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "(p.o.c.)" were paid outside the closing; they are shown here for informational purposes and are not included in the totals.							
Name and Address of Borrower: Susan L. Coulter, 310 Codman Hill Road, Apt. 26D, Buxborough, MA 01719				F. Name and Address of Lender: Middlesex Savings Bank 6 Main Street Natick, MA, 01760			
Name and Address of Seller: Westside Realty, LLP, by their attorney in fact, 109 Page Street, Lincoln, MA 01773							

Seller's TIN#: 04-3438516

 Property Location:  
 2 Westside Drive  
 Acton, MA 01720

Lot #11

 H. Settlement Agent:  
 A. Justin McCarthy, P.C.  
  
 Place of Settlement:  
 285 Littleton Road, Westford, MA 01886  
  
 City/Cnty of Settlement: Westford/Middlesex

 Tin #: 04-2889201  
 I. Settlement Date:  
 January 25, 2001

J. Summary of Borrower's Transaction		K. Summary of Seller's Transaction	
<b>Gross Amount Due From Borrower</b>		<b>400. Gross Amount Due to Seller</b>	
Contract Sales Price	\$94,500.00	401. Contract Sales Price	\$94,500.00
Personal Property		402. Personal Property	
Settlement Charges to borrower (line 1400)	\$1,394.75	403.	
Payoff 1. Town of Acton, Tax Collector	\$178.79	404.	
Payoff 2.		405.	
<b>Payments for items paid by seller in advance</b>		<b>Adjustments for items paid by seller in advance</b>	
City/Town taxes to		406. City/Town taxes to	
County Taxes to		407. County Taxes to	
Assessments to		408. Assessments to	
		409.	
		410.	
		411.	
		412.	
<b>Gross Amount Due From Borrower</b>	<b>\$96,073.54</b>	<b>420. Gross Amount Due to Seller</b>	<b>\$94,500.00</b>
<b>Amounts Paid By Or In Behalf Of Borrower</b>		<b>500. Reductions In Amount Due to Seller</b>	
Deposit or earnest money	\$4,725.00	501. Excess deposit (see instructions)	\$4,725.00
Principal amount of new loan(s)	\$85,050.00	502. Settlement Charges to seller (line 1400)	\$710.42
Existing loan(s) taken subject to		503. Existing loan(s) taken subject to	
		504. Payoff 1. Middlesex Savings Bank	\$20,000.00
		505. Payoff 2.	
		506. to	
		507. to	
		508. to	
		509. to	
<b>Payments for items unpaid by seller</b>		<b>Adjustments for items unpaid by seller</b>	
City/town taxes 1/1/01 to 1/25/01	\$49.50	510. City/town taxes 1/1/01 to 1/25/01	\$49.50
County Taxes to		511. County Taxes to	
Assessments to		512. Assessments to	
		513.	
		514. water - poc	
		515.	
		516.	
		517.	
		518.	
		519.	
<b>Total Paid By/For Borrower</b>	<b>\$89,824.50</b>	<b>520. Total Reduction Amount Due Seller</b>	<b>\$25,484.92</b>
<b>Cash At Settlement From/To Borrower</b>		<b>600. Cash At Settlement To/From Seller</b>	
Gross amount due from borrower (line 120)	\$96,073.54	601. Gross amount due to seller (line 420)	\$94,500.00
Less Amount paid by/for borrower (line 220)	(\$89,824.50)	602. Less amount paid by/for seller (line 520)	(\$25,484.92)
<b>CASH FROM BORROWER:</b>	<b>\$6,249.04</b>	<b>603. CASH TO SELLER:</b>	<b>\$69,015.08</b>

INSTITUTE FORM 1099 SELLER STATEMENT: The information contained in Blocks E,G,H and I and on line 401 (or if line 401 is asterisked, lines 403 and 404) is important tax information and is being furnished to the Internal Revenue Service. You are required to file a return, a negligence penalty or other sanction will be imposed on you, if this item is required to be reported and the IRS determines it has not been reported.

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Frank J. Lascetta and Douglas M. ...  
 Seller's Signature  
 by [Signature]  
 under Power

## Settlement Statement

U.S. Department of Housing  
And Urban Development

OMB Approval No. 2502-0265

## B. Type of Loan

Conv. Unins.

6. File Number:  
336/00

7. Loan Number:

8. Mortgage Ins. Case No.:

C. Note: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "(p.o.c.)" were paid outside the closing; they are shown here for informational purposes and are not included in the totals.

## D. Name and Address of Borrower:

Huihua Liu &amp; Chunling Lu, 1007 Westford St., Apt. 25, Lowell, MA 01854

## F. Name and Address of Lender:

Middlesex Savings Bank  
6 Main Street  
Natick, MA, 01760

## E. Name and Address of Seller: Westside Realty L.L.P.

Frank J. Panetta, Managing Partner &amp; Douglas Maccone, Managing Partner, 109 Page Street, Lincoln, MA 01773

Seller's TIN#: 04-3438516

## G. Property Location:

Lot 10, 14 Westside Drive  
Acton, MA 01720

Lot #10

## H. Settlement Agent:

A. Justin McCarthy, P.C.

## Place of Settlement:

285 Littleton Road, Westford, MA 01886

City/Cnty of Settlement: Westford/Middlesex

Tin #: 04-2889201

I. Settlement Date:  
April 13, 2001

## J. Summary of Borrower's Transaction

## 100. Gross Amount Due From Borrower

101. Contract Sales Price	\$363,440.00
102. Personal Property	
103. Settlement Charges to borrower (line 1400)	\$2,272.18
104. Payoff 1.	
105. Payoff 2.	

## Adjustments for items paid by seller in advance

106. City/Town taxes 4/13/01 to 6/30/01	\$485.77
107. County Taxes to	
108. Assessments to	
109.	
110.	
111.	
112.	

## 120. Gross Amount Due From Borrower

\$366,197.95

## 200. Amounts Paid By Or In Behalf Of Borrower

201. Deposit or earnest money	\$36,344.00
202. Principal amount of new loan(s)	\$70,000.00
203. Existing loan(s) taken subject to	
204. Refund of rate lock fee	\$750.00
205.	
206.	
207.	
208.	
209.	

## Adjustments for items unpaid by seller

210. City/town taxes to	
211. County Taxes to	
212. Assessments to	
213.	
214.	
215.	
216.	
217.	
218.	
219.	

## 220. Total Paid By/For Borrower

\$107,094.00

## 300. Cash At Settlement From/To Borrower

301. Gross amount due from borrower (line 120)	\$366,197.95
302. Less Amount paid by/for borrower (line 220)	(\$107,094.00)

## 303. CASH FROM BORROWER:

\$259,103.95

## K. Summary of Seller's Transaction

## 400. Gross Amount Due to Seller

401. Contract Sales Price	\$363,440.00
402. Personal Property	
403.	
404.	
405.	

## Adjustments for items paid by seller in advance

406. City/Town taxes 4/13/01 to 6/30/01	\$485.77
407. County Taxes to	
408. Assessments to	
409.	
410.	
411.	
412.	

## 420. Gross Amount Due to Seller

\$363,925.77

## 500. Reductions In Amount Due to Seller

501. Excess deposit (see instructions)	\$36,344.00
502. Settlement Charges to seller (line 1400)	\$16,453.16
503. Existing loan(s) taken subject to	
504. Payoff 1. Middlesex Savings Bank	\$40,000.00
505. Payoff 2.	
506. to	
507. to	
508. to	
509. to	

## Adjustments for items unpaid by seller

510. City/town taxes to	
511. County Taxes to	
512. Assessments to	
513. 4th quarter taxes - Acton	\$476.87
514. water - poc	
515.	
516.	
517.	
518.	
519.	

## 520. Total Reduction Amount Due Seller

\$93,274.03

## 600. Cash At Settlement To/From Seller

601. Gross amount due to seller (line 420)	\$363,925.77
602. Less amount paid by/for seller (line 520)	(\$93,274.03)

## 603. CASH TO SELLER:

\$270,651.74

SUBSTITUTE FORM 1099 SELLER STATEMENT: The information contained in Blocks E,G,H and I and on line 401 (or if line 401 is asterisked, lines 403 and 404) is important tax information and is being furnished to the Internal Revenue Service.

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SELLER INSTRUCTIONS: If this real estate was your principal residence, file Form 2110. Sale or Exchange of Principal Residence, for any gain, with your income tax return; for other transactions, complete the applicable parts of Form 4797, Form 8252 And/or Schedule D (Form 1040). You are required by law to provide (see Box H) with your correct taxpayer identification number. If you do not provide [see box H] with your correct taxpayer identification number, you may be subject to civil or criminal penalties imposed by law, and under penalties of perjury, I certify that the number shown on this statement is my correct taxpayer identification number.

Seller's signature

HL, CL,

## Settlement Statement

U.S. Department of Housing  
And Urban Development

OMB Approval No. 2502-0265

## Type of Loan

<input type="radio"/> FHA	2	<input type="radio"/> FmHA	3	<input checked="" type="radio"/> Conv. Unins.	6. File Number: 201042	7. Loan Number: 2000074035	8. Mortgage Ins. Case No.:
<input type="radio"/> VA	5	<input type="radio"/> Conv. Ins.					

Note: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "(p.o.c.)" were paid outside the closing; they are shown here for informational purposes and are not included in the totals.

## Name and Address of Borrower:

ances Lessner, 10900 North West 24th, Coral Springs, FL 33065

## F. Name and Address of Lender:

Preferred Mortgage Group, Inc.  
1001 Watertown Street  
West Newton, MA, 02465

## Name and Address of Seller:

Westside Realty, LLP

ank J. Panetta, Managing Partner, 109 Page Road, Lincoln, MA 01773

## Seller's TIN#:

## Property Location:

3 Westside Drive  
Lincoln, MA 01720

Lot #9

H. Settlement Agent: Kushner, Marano &amp; Murphy, P.C.

04-3239337

Place of Settlement: 1231 Washington Street, West Newton,  
MA 02465I. Settlement Date:  
June 25, 2001

City/City of Settlement: Newton Centre Middlesex

## Summary of Borrower's Transaction

## K. Summary of Seller's Transaction

00. Gross Amount Due From Borrower		400. Gross Amount Due To Seller	
01. Contract sales price	\$379,900.00	401. Contract sales price	\$379,900.00
02. Personal property		402. Personal property	
03. Settlement charges to borrower (line 1400)	\$4,671.70	403.	
04.		404.	
05.		405.	
Adjustments for Items paid by seller in advance		Adjustments for Items paid by seller in advance	
06. City/town taxes 6/25/01 to 6/30/01	\$84.98	406. City/town taxes 6/25/01 to 6/30/01	\$84.98
07. County taxes to		407. County taxes to	
08. Assessments to		408. Assessments to	
09. Real Estate Taxes due 8/1/01	\$1,589.71	409.	
10.		410.	
11.		411.	
12.		412.	
120. Gross Amount Due From Borrower	\$386,246.39	420. Gross Amount Due To Seller	\$379,984.95
200. Amounts Paid By Or In Behalf Of Borrower		500. Reductions In Amount Due To Seller	
201. Deposit or earnest money	\$37,900.00	501. Excess deposit (see instructions)	\$37,900.00
202. Principal amount of new loan(s)	\$275,000.00	502. Settlement charges to seller (line 1400)	\$17,171.80
203. Existing loan(s) taken subject to		503. Existing loan(s) taken subject to	
204. Prepaid Point Credit from Preferred	\$1,375.00	504. Payoff 1 Middlesex Savings Bank	\$60,371.25
205.		505. Payoff 2	
206.		506. to	
207.		507. to	
208.		508. to	
209.		509. to	
Adjustments for Items unpaid by seller		Adjustments for Items unpaid by seller	
210. City/town taxes to		510. City/town taxes to	
211. County taxes to		511. County taxes to	
212. Assessments to		512. Assessments to	
213.		513.	
214.		514.	
215.		515.	
216.		516.	
217.		517.	
218.		518.	
219.		519.	
220. Total Paid By/For Borrower	\$314,275.00	520. Total Reduction Amount Due Seller	\$115,443.05
300. Cash At Settlement From/To Borrower		600. Cash At Settlement To/From Seller	
301. Gross amount due from borrower (line 120)	\$386,246.39	601. Gross amount due to seller (line 420)	\$379,984.95
302. Less amount paid by/for borrower (line 220)	(\$314,275.00)	602. Less amount paid by/for seller (line 520)	(\$115,443.05)
303. CASH <input checked="" type="radio"/> FROM <input type="radio"/> TO BORROWER:	\$71,971.39	603. CASH <input checked="" type="radio"/> TO <input type="radio"/> FROM SELLER:	\$264,541.93

SUBSTITUTE FORM 1099 SELLER STATEMENT: The information contained in Blocks E,G,H and I and on line 401 (or if line 401 is asterisked, lines 403 and 404) is important tax information and is being furnished to the Internal Revenue Service. You are required to file a return, a negligence penalty or other sanction will be imposed on you, if this item is required to be reported and the IRS determines that it has not been reported.

SELLER INSTRUCTIONS: If this real estate was your principal residence, file Form 2110, Sale or Exchange of Principal Residence, for any gain, with your come tax return; for other transactions, complete the applicable parts of Form 4797, Form 8252 And/or Schedule D (Form 1040). You are required by law to provide [see box H] with your correct taxpayer identification number. If you do not provide [see box H] with your correct taxpayer identification number, you may be subject to civil or criminal penalties imposed by law, and under penalties of perjury. I certify that the number shown on this statement is my correct taxpayer identification number.

*Cathy J. Panetta, Managing Partner*  
Seller's Signature



## A. Settlement Statement

U.S. Department of Housing  
And Urban Development

OMB Approval No. 2502-0265

## B. Type of Loan

Conv. Unins.

6. File Number:  
237/00

7. Loan Number:

8. Mortgage Ins. Case No.:

C. Note: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "(p.o.c.)" were paid outside the closing; they are shown here for informational purposes and are not included in the totals.

## D. Name and Address of Borrower:

Laurie R. Haddock, 117 Central Street - Apt. C-1, Acton, MA 01720

## F. Name and Address of Lender:

Middlesex Savings Bank  
6 Main Street  
Natick, MA, 01760

## E. Name and Address of Seller: Westside Realty, LLP

Frank J. Panetta, Managing Partner &amp; Douglas Macone, Managing Partner, 109 Page Road, Lincoln, MA 01773

## Seller's TIN#:

G. Property Location:  
9 Westside Drive  
Acton, MA 01720

(Lot #5)

H. Settlement Agent:  
A. Justin McCarthy, P.C.Place of Settlement:  
285 Littleton Road, Westford, MA 01886

City/Cnty of Settlement: Westford/Middlesex

Tin #: 04-2889201

I. Settlement Date:  
March 23, 2001

## J. Summary of Borrower's Transaction

## 100. Gross Amount Due From Borrower

101. Contract Sales Price	\$94,500.00
102. Personal Property	
103. Settlement Charges to borrower (line 1400)	\$1,508.86
104. Payoff 1.	
105. Payoff 2.	

## Adjustments for items paid by seller in advance

106. City/Town taxes 3/23/01 to 3/31/01	\$17.11
107. County Taxes to	
108. Assessments to	
109. Tax Adjustment	\$34.03
110.	
111.	
112.	

120. Gross Amount Due From Borrower \$96,060.00

## 200. Amounts Paid By Or In Behalf Of Borrower

201. Deposit or earnest money	\$4,725.00
202. Principal amount of new loan(s)	\$89,775.00
203. Existing loan(s) taken subject to	
204.	
205.	
206.	
207.	
208.	
209.	

## Adjustments for items unpaid by seller

210. City/Town taxes to	
211. County Taxes to	
212. Assessments to	
213.	
214.	
215.	
216.	
217.	
218.	
219.	

220. Total Paid By/For Borrower \$94,500.00

## 300. Cash At Settlement From/To Borrower

301. Gross amount due from borrower (line 120)	\$96,060.00
302. Less Amount paid by/for borrower (line 220)	(\$94,500.00)

303. CASH FROM BORROWER: \$1,560.00

## K. Summary of Seller's Transaction

## 400. Gross Amount Due to Seller

401. Contract Sales Price	\$94,500.00
402. Personal Property	
403.	
404.	
405.	

## Adjustments for items paid by seller in advance

406. City/Town taxes 3/23/01 to 3/31/01	\$17.11
407. County Taxes to	
408. Assessments to	
409. Tax Adjustment	\$34.03
410.	
411.	
412.	

420. Gross Amount Due to Seller \$94,551.14

## 500. Reductions in Amount Due to Seller

501. Excess deposit (see instructions)	\$4,725.00
502. Settlement Charges to seller (line 1400)	\$658.92
503. Existing loan(s) taken subject to	
504. Payoff 1. Middlesex Savings Bank	\$20,000.00
505. Payoff 2. Middlesex Savings Bank	\$0.00
506. to	
507. to	
508. to	
509. to	

## Adjustments for items unpaid by seller

510. City/Town taxes to	
511. County Taxes to	
512. Assessments to	
513.	
514.	
515.	
516.	
517.	
518.	
519.	

520. Total Reduction Amount Due Seller \$25,383.92

## 600. Cash At Settlement To/From Seller

601. Gross amount due to seller (line 420)	\$94,551.14
602. Less amount paid by/for seller (line 520)	(\$25,383.92)

603. CASH TO SELLER: \$69,167.22

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Seller's Signature